

REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

31

Date: June 9, 2005

Time: 6:30 PM

Place: City Hall

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

Absent: John Finch

Also Present: Jim Thomas, Joe Haynes, Claudia Davis, Julie High, Tim Ellis, Rick Gregory, Richard Pope, Tommy DeLoach, Ann Crawford, Charlie & Sherrie Morrow, Bennie Lane, Ray Hunter, John & Marian Schablik, Marco Oliveri, Ray Dwelle, Susan Rotkiewicz, Jane & Jerry Birdwell, Myrtle Speakman, Susie Speakman, Nell Ralph, Beverly Hernandez, Jennifer Hernandez, Cynthia Hernandez, Dillard & Edna Scott, Bobby & Susan Henson, Heather & Todd Jett, James & Carol Kinsolving, Michael Kinsolving, Sarah Andrews, Mr. & Mrs. William House, Scott & Joanie Trew, Mark Knoblauch, Kenna Balch, Glen & Bettye Freudenthal, Harold & Bobbie Gentry, James Ford, Jim Driver, Johnny Long, Jamie & Jerry Dies, Lawrence Hunley, Rebecca Ramsey, Butch & Alice Frost, David & Teresa Pitzer, Craig Hutfilz, Ed Duffey, Mary Harper, Kathy Chestman, Richard & Janet Washington, Rich Fowler, Maxie Waggoner, Laurie Shannon, Jennifer Johnson Pursley, Jerry Spurlock, Jack & Noroma Benz, Bobbie Ann & Matt Collins, Bill Gieger, Jill Garrett, Debbie Robinson

The meeting was called to order by Mayor Jones. Prayer was offered by Joe Haynes.

A motion was made by Manning to approve the minutes of the May 26, 2005 regular city commission meeting as submitted. The motion was seconded by Cordell and passed unanimously 4-0.

Cordell inquired about the status of a traffic signal at the intersection of Northcreek Boulevard and Long Hollow Pike. Thomas reported that the State has again declined the last request for this signal. They will continue to monitor the traffic counts to warrant the signal. He stated it would be beneficial for citizens to contact the Tennessee Department of Transportation directly, or they can express their concerns to the City and their communications will be forwarded to the appropriate authority at TDOT.

Consider proposal of Dollar General Corporation to purchase city property located near the intersection of Conference Drive and Mission Ridge. Thomas reported that Dollar General Corporation began this process last year to gain access to their property to install signage which has been approved by the Planning Board. Thomas confirmed to Garrett that Ordinance No. 04-642, approved on second reading April 22, 2004, abandoned a portion of dedicated right-of-way and does imply a commitment to sell this property. A motion was made by Manning to accept the proposed offer from Dollar General Corporation for \$3,709. The motion was seconded by Cordell. Milton Smith, Dollar General Corporation, stated they have utilized the appraisal prepared in 2004 and they feel this price still represents a fair market value for this purchase. A second motion was made by Garrett to approve the sale of this excess property for \$3,709 as Resolution No. 05-285. The motion was seconded by Manning and passed unanimously 4-0.

Consider Ordinance No. 04-647, 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 certain property from R25 Low Density Residential and Restricted Office Planned Unit Development (ROPUD) and General Office Planned Unit Development (GOPUD) to Commercial PUD Limited (CPUDL), being properties located on Geneva Drive, SC Tax Map 143J-A, Parcels 1, 2, 3, 4, 28 & 29, Loretta Drive, SC Tax Map 143J-A, Parcel 27, Long Hollow Pike, SC Tax Map 143J-B, Parcels 3, 4, 5, & 6, and SC Tax Map 143J-F, Parcel 3.03. Gregory reported that this proposal is for 77,390 square feet of multi use structures on 9.4 acres on the north side of Long Hollow Pike and the west side of Loretta Drive. The zoning request for CPUDL was approved by the Planning Board in August, 2004. Mayor Jones declared the public hearing open.

Bob Jenkins, Chairman of the Chamber of Commerce, stated the Chamber supports this proposal. He

stated that new upscale development is a catalyst for growth in the community. This development will provide sales tax revenue for the community and new jobs, both in the construction process and as new businesses.

Kenna Balch stated she agrees with the Chamber's position. Residential real estate taxes do not support the costs of city services. We need more commercial property tax revenue. We need to create new retail revenue to continue to grow and improve our city and the services they can provide to our citizens. The retail growth in Hendersonville and Gallatin are taking consumers from our area and will continue to decrease spending in our city unless we provide new retail opportunity.

Jane Birdwell stated she had the opportunity to attend a meeting of the area homeowners regarding this project. There was overwhelming opposition to change. They wanted everything to stay the same. What people need to realize is that Goodlettsville is going to change. If the Commission votes for this project, they will influence change for the better. Regarding traffic, with the growth of housing in this area, traffic is only going to get worse. At least we should provide a place for all those cars to stop and spend their money here. She thanked the Commission for all their hard work.

Marco Oliveri thanked the Commission for their support of Forward Sumner. He stated he strongly supports this new development and particularly in support of Publix. He has been a resident here for about two and one half years and prior to that he was a resident of Florida for twenty five years. In a previous occupation he dealt directly with Publix. When you say you want a quality company with quality service and quality employees, Publix exemplifies that every day. They are a company that supports communities and employs quality people. The pride that the employees display is exemplary because they are all owners and are involved in the company. The store in Hendersonville gives back to that community on a monthly basis. He is a member of the Rotary Club there, and last year at a fundraiser at the park, Publix donated five hundred hamburgers and five hundred hot dogs at no cost to the Rotary. Communities in Florida clamor to have a Publix in their town based on the experiences they have. This would be a quality step for Goodlettsville.

Scott Trew stated he is opposed to this and has sent each of the Commissioners a letter stating his reasons. He thinks this is going to be devastating to a lot of the residents in close proximity to the store, including himself. The hard retail in a nice neighborhood is wrong. He thinks there is an obligation to the owners right across the street and next door. He feels their property values are going to be hurt tremendously. I hope you will consider these people, including himself, in making a decision.

Miles R. (Butch) Frost stated he lives at 208 Loretta Drive. He reminded the Commission that they were elected to their positions to represent the people. The people most effected have voted time and time again against this proposal and he does not know why it is still being considered. 91% of the people concerned voted against it last time and that is why it was tabled. He stated he has lived here for over fifty years. He lives here because it is a large residential area and he is dead set against it.

Jennifer Pursley supports Publix and this proposal. She lives about one mile down the street and would like to have a Publix in her neighborhood. She has gone to the Publix in Sumner County. She has lived in Goodlettsville all her life and has enjoyed seeing the growth and thinks we should have more good growth.

Mayor Jones declared the public hearing closed. A motion was made by Cordell to approve Ordinance No. 04-647 on second reading. The motion was seconded by Garrett and passed unanimously 4-0.

Consider Ordinance No. 04-648, an ordinance to abandon that portion of right-of-way known as Geneva Drive west of Loretta Drive. Gregory stated this abandonment is recommended by the Planning Board. Mayor Jones declared the public hearing open. No one spoke for or against the proposal. Mayor Jones closed the public hearing. A motion was made by Manning to approve Ordinance No. 04-648 on second reading. The motion was seconded by Cordell and passed unanimously 4-0.

Consider Ordinance No. 05-659, an ordinance to adopt a budget and establish a property tax rate for the fiscal year July 1, 2005 through June 30, 2006. High presented a summary overview of the budget. Haynes recommended that since the county has not determined the certified tax rate for Davidson County, the ordinance should be deferred. A motion was made by Garrett to approve Ordinance No. 05-659 on first reading, adopting a budget but not establishing the tax rate. The motion was seconded by Cordell and passed unanimously 4-0. The Commission agreed to have a special called meeting to approve the tax rate as soon as the County provides that information.

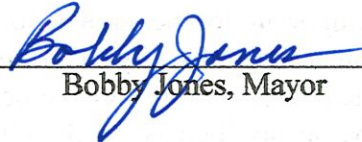
Thomas announced that Rivergate Mall will be celebrating Flag Day with a special ceremony on June 14, 2005 at Noon until 2:00 and encouraged everyone to attend.

Debbie Robinson invited the Commission to attend the Chamber breakfast on June 23, 2005 at 7:00 a.m. at Tennessee Christian Medical Center. Mayor Bill Purcell will be the guest speaker.

A motion was made by Cordell to adjourn. The motion was seconded by Manning and passed unanimously 4-0. The meeting was adjourned at 7:15 p.m.



Claudia Davis, City Recorder



Bobby Jones, Mayor

REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: June 23, 2005

Time: 6:30 PM

Place: City Hall

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

Absent: Jerry Garrett

Also Present: Jim Thomas, Joe Haynes, Claudia Davis, Julie High, Tim Ellis, Rick Gregory, Richard Pope, Bennie Lane, Phillip Gibson, Susan Rotkiewicz, Fred Harper, Lester Harbison, Mike Tait, Johnny Roberson, Ricky West, Ed Hendricks, Shane Toll, Randy Tomlinson, Joseph Knipfer

The meeting was called to order by Mayor Jones. Prayer was offered by Fred Harper.

A motion was made by Manning to approve the minutes of the June 9, 2005 regular city commission meeting as submitted. The motion was seconded by Cordell and passed unanimously 4-0.

Finch inquired on the status of the banking services proposals. Thomas stated that the Ordinance regarding banking service providers must be amended because the three current named banks no longer exist. There is still some question concerning whether a specific bank name has to be stated in the ordinance and staff is waiting for that clarification. He stated there will be a proposal offered at the next commission meeting. Finch stated that he would like to see that presented at the next meeting because the staff's prior recommendation indicated a \$30,000 per year increase in revenue.