

Finch stated he has received many complaints about the Ivy Hill development. After discussions with Thomas, Lane and Gregory about how we enforce what has been approved, he believes we do not have a definitive line of authority to do that. He recommended that we should reconsider what we require from developers with documentation and clarification about labeling and definitions. Thomas concurred with Finch that there is confusion about the responsibility of enforcement as it relates to the Planning Board, Codes Department and the Planning Department. A second component to this issue is design standards that we do not have in place. Development of design standards will stipulate specific requirements. He agreed to ask the Planning Board at their next meeting to begin the process to develop design standards. Finch asked Thomas to impose requirements administratively now, such as requiring pictures of all four sides of a building's façade. Lane stated there are design standards for Ivy Hill that was part of the approval, along with restrictive covenants and homeowner's by-laws. Thomas explained the design standards he is talking about are different than the standard building code or the covenants specific to one development. He is talking about design standards that the City would adopt as part of our zoning ordinance.

The meeting was adjourned at 9:50 p.m.



Claudia Davis, City Recorder



Bobby Jones, Mayor

REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: January 13, 2005

Time: 6:30 PM

Place: City Hall

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

Also Present: Joe Haynes, Jim Thomas, Claudia Davis, Jack Tompkins, Tommy DeLoach, Phillip Gibson, Bennie Lane, Rick Gregory, Julie High, Susan Rotkiewicz, Maxine Rotkiewicz, Jane Birdwell, Terry Hutcherson, Harry Bell, Bubba Willis, Jason DeLoach, Bob Jenkins, Owen Sanders, Bobby Webb, Steve Parker, Bill Brasier, Tim Ellis

The meeting was called to order by Mayor Jones. Prayer was offered by Rev. Bobby Webb.

A motion was made by Manning to approve the minutes of the December 23, 2004 regular commission meeting as submitted. The motion was seconded by Garrett and passed 5-0.

Thomas stated city offices will be closed on Monday, January 17 to observe Martin Luther King, Jr. Day. No essential city services will be interrupted.

Thomas stated the next regular commission meeting is scheduled for January 27. That is the date for the annual Chamber of Commerce banquet. He recommended and the members agreed to schedule the January 27th commission meeting at 5:00 p.m.

Ellis reported he has prepared a draft ordinance to propose at the next meeting to address the recent request regarding strollers on the walking trails. He stated the new ordinance creates a new section to give park employees more authority to enforce park rules.

Ellis presented three options for a memorial at Moss-Wright in memory of Megan McCrary. Cordell recommended Thomas contact Megan's family so that they can be involved in the selection.

Hutcherson recommended the area of service coverage by the Police Department be return to the similar coverage area prior to the changes that were made two years ago. He has had preliminary discussions with Metro's North Precinct Captain and he is very committed to work with us. At the mall in 2004 there were a total of 241 arrests. 167 of those were made by Goodlettsville, recovering \$43,000 in

property. 90% of their arrests involved going to the scene and completing an incident report as a misdemeanor. Only 10% are taken downtown for felony booking where the value of the incident exceeds \$500. He recommended going forward with an agreement with Metro for call for service to establish new boundaries. There will need to be a 15 day interim period for 911 and other systems to be modified, to educate personnel involved with the boundaries, and to notify businesses in the area involved. The new area would be easier to define, reduce citizen confusion and provide better police response. The extra man hours involved in the proposed changes would be minimal. Additional court time is not an issue because we are not the prosecutors and most misdemeanor offences do not involve subpoenas of the officer. Thomas added that other residential and commercial areas of the city would be impacted. Hutcherson stated we already patrol the streets to cover one side. The proposed change would mean our department would take care of both sides of the street, such as Old Dickerson Road, Campbell Road, Hitt Lane and others where only one side of the street is actually in the corporate city limits. Jones suggested and Hutcherson agreed that calls inside our city limits should take priority. Hutcherson added that Metro is a very good friend to our Police Department, coming to our aid for major crime scenes with a lot of equipment that we do not have. They furnish K-9 and helicopter services, and finger printing and processing at no charge. Bob Jenkins with Rivergate Mall stated the tenant's main concern is getting the quickest response. There is a greater sense of security with Goodlettsville's Police Department because of their response time. Garrett recommended the agreement with Metro should include an out provision with 90 days notice should the arrangement become a burden to the City. It was agreed this item would be presented to the Commission after an agreement document has been agreed upon by City staff and attorney and Metro officials.

Thomas reported at the recommendation of Garrett, a commendation has been placed in the personnel files of the City Recorder and Finance Director.

Gregory reported concerning membership composition of the Goodlettsville Planning and Zoning Board in the event the Board's authority and responsibility change from that of a municipal board to a regional board. Three other Sumner County cities have regional zoning authority. All three of these cities do have a member on their board that lives in the area outside the city limits, however there is nothing in the statutes that makes that a requirement. The regional boundary that we are requesting zoning authority does include all the land that we have a right to annex. The Commission agreed with Garrett that in the long range it makes sense to take over the regional planning and zoning but it is not necessary to change the membership of the board.

Thomas has been contacted by TML requesting an opinion from our commission regarding legislation being considered that would add some structure as to how a commissioner is replaced if they leave before their term expires. Garrett stated he is not opposed to require a special election if the seat is not filled in a specified period of time. Haynes expressed the cost of an election might be a struggle with many small cities. Finch stated he would like to review the proposed legislation. Thomas assured the commission that TML would be keeping track of this issue and keep all member cities advised. He will report to the TML that our commission thinks the legislation is a good idea.

Finch expressed concern about the amounts of delinquent fees and taxes owed to the city. Thomas reported the amounts are significantly less than the list Finch referenced. About ten months ago, a more structured collection process was adopted and there have been good results. Court fees and fines make up the majority, which by nature are very difficult to collect. Business tax is computed on gross receipts so the amount owed is strictly an estimate. Past due property taxes have been greatly reduced in the past couple of months during the current tax collection season. Thomas added that outside sources are being considered to collect the city's delinquent funds.

Finch expressed concern that none of the items presented in the review of the Streetscape Plan have been addressed. Thomas stated that there needs to be some reconsideration about the purpose of the plan, revisit why the study was conducted and refocus on the recommendations. He plans to bring it back to the Planning Board at a regular meeting or a called work session.

Consider Ordinance No. 04-652 on first reading, an ordinance to rezone 25.88 acres on Willis Branch

Road, S. C. Tax Map 143, part of Parcel 51 from R-40 to Low Density Residential Planned Unit Development (LDRPUD). A motion was made by Garrett to defer Ordinance No. 04-652, seconded by Finch. Passed 5-0.

Consider Resolution No. 04-282, a resolution to submit a request to the Sumner County Local Government Planning Advisory Board, granting planning jurisdiction within the Goodlettsville Urban Growth Boundary area which encompasses the area of Allen Road, Willis Branch Road and Long Hollow Pike to Ralph Hollow Road. A motion was made by Garrett to approve Resolution No. 04-282, seconded by Cordell. Finch clarified this action does not effect the membership on the planning board. Passed 5-0.

Consider Ordinance No. 04-651 on second reading, an ordinance to delete Title 16, Chapter 3 and to replace Title 18, Chapter 3 of the Goodlettsville Municipal Code on storm water management. Tompkins explained that in 1990 the Environmental Protection Agency began regulating storm water systems. In 1999, the second phase of that plan included storm water rules that apply to smaller cities such as Goodlettsville and 84 other Tennessee cities. The purpose of the act is to reduce pollutants into creeks and to comply with the Clean Air Act. This ordinance accomplishes some of the overall program requirements. It will establish that the administrator of the program will require developments to correct problems regarding erosion. The Mayor declared the public hearing open. No one spoke for or against the ordinance. The public hearing was declared closed. Finch noted that this is good legislation but he expects this will have a major impact on and he expects a lot of complaints from residential builders. He expressed concern about our ability to enforce these rules and that the fees should be substantial enough for these stringent requirements to be self-supporting. Thomas and Tompkins assured Finch that the present staff is sufficient to enforce the regulations. Regarding the public education outreach mandate, Tompkins described that we are operating under a state permit. As part of the permit process, they have numerous educational programs in place and that they are in the process of implementing to educate and inform the public, including flyers and brochures, presentations at schools, grease trap classes, etc. Finch encouraged the administration to be proactive in educating developers that these are the requirements. A motion was made by Finch to approve Ordinance No. 04-651 on second reading, seconded by Cordell. Tompkins stated the requirements will be effective 15 days after passing the ordinance. Thomas commended the tremendous amount of work from Bill Brasier, Jack Tompkins, Bennie Lane and Rick Gregory to complete this process. Manning stated that the small builders will be the first to notice the differences but in particular in the subdivisions being built out, the first buyers will benefit greatly by eliminating mud and debris on the streets during the build out. Finch added that 99% of the citizens will benefit from this ordinance. Passed 5-0.

Jones recommended the following appointments to various city boards: Jim Driver reappointed to the Planning and Zoning Board, J. Edgar Lowe reappointed to the Board of Zoning Appeals & Sign Appeals, Walter Slater reappointed to the Beer Board, Gary Manning appointed and Walter Todd and Johnny Childers reappointed to the Goodlettsville Hearing Authority, and Todd Reynolds and Gene Tidwell reappointed to the Construction Board of Adjustments & Appeals. A motion was made by Garrett to approve these appointments as named by the Mayor, seconded by Finch. Passed 5-0.

Steve Parker presented the City's fiscal year 2004 comprehensive financial review report. There were no incidents of any wrong doing and the equity of the City was greatly improved over the previous year. He reported there were a few immaterial non-compliance items to report where a check was not deposited within three days after it is received. Thomas reported that these problem areas have been determined and things have been put in place to alleviate these items in the future. Parker commended the City's conscientious staff, stating they have excellent internal controls in place and always exhibit honor, integrity and competence.

Consider Ordinance No. 05-653 on first reading, an ordinance to rezone 12.05 acres on Willis Branch Road, Sumner County Tax Map 143, part of Parcel 51.03, from R-40 to High Density Residential Planned Unit Development (HDRPUD). A motion was made by Garrett to defer Ordinance No. 05-653, seconded by Finch. Passed 5-0.

Bob Jenkins, new Chairman of the Chamber of Commerce Board, expressed his gratitude for the City's support last year. He looks forward to expanding that support. He announced the annual banquet will be held January 27 and the guest speaker will be Bob Arnold.

The meeting was adjourned at 8:10 p.m.


 Claudia Davis, City Recorder


 Bobby Jones, Mayor

REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: January 27, 2005

Time: 5:00 PM

Place: City Hall

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

Absent: Bobby Jones

Also Present: Joe Haynes, Jim Thomas, Claudia Davis, Julie High, Phillip Gibson, Bennie Lane, Rick Gregory, Susan Rotkiewicz, Maxine Rotkiewicz, Richard Pope, Bill Brasier, Tim Ellis, Representative Debra Maggart, Senator Diane Black, Charlie Morrow, Winston Gaffron, Julie Oaks

The meeting was called to order by Vice Mayor Garrett. Prayer was offered by Tim Ellis.

A motion was made by Manning to approve the minutes of the January 13, 2005 regular commission meeting as submitted with the meeting time changed to p.m.. The motion was seconded by Cordell and passed 4-0.

Pope reported that Chief Hutcherson is revisiting all the business and residential addresses in the proposed expanded service call areas. He is working with Jay Leeman to prepare maps of the area also. He plans to present a final recommendation at the next commission meeting.

Gregory reported that he and Thomas attended the Sumner County Commission meeting January 24, 2005 regarding our request to change the authority and responsibility of our Planning Board from a municipal board to a regional board. The chairman of the commission will be forming an ad hoc committee to study this issue.

Thomas reported he has spoken to Megan McCrary's family and they appreciate the city's interest in creating a memorial for Megan. They want to be involved in the selection process but have not been able to meet with him. Cordell suggested and Thomas agreed that there would not be any urgency placed on them to get this done.

High reported she is preparing an RFP process to send out to area banks in mid February and should have a proposal to present in March or April.

High reported on the approximate delinquent taxes and fees referenced by Finch at the last meeting. The amounts he referred to were from June 30, 2004. Since that time, \$175,000 has been collected in delinquent property taxes leaving a balance of approximately \$90,000. The \$50,000 referenced as a balance of delinquent business taxes is just a guess. The amount of business tax owed is determined by the report from a business based on their gross receipts, so there is not a definitive amount to report. With four different classes coming due at different times, the amounts are a moving target with old past dues being paid and new delinquencies being added. Court fines and fees referenced as \$250,000 are also just a best guess estimate. There is a specific process being followed to collect these funds.

Thomas referred to Garrett's recommendation last summer to pursue getting landscaping on Conference Drive. There were no funds in the budget then or now but he is moving ahead with a plan for streetscaping Conference Drive. A master plan from Ragan Smith Associates will require \$8,000 to produce. As plans are presented to the City for tracts along Conference Drive, landscaping can be included in the requirements for approval. Garrett inquired if there are funds in the current budget to