MINUTES OF REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: November 14, 2002 Time: 6:30 pm Place: City Hall

Present: Bobby Jones, Jerry Garrett, Jim Driver, Jeff Cordell Absent: Johnny Long
Also Present: Joe Haynes, David Wilson, Jim Thomas, John Wright, Bill Terry, Tommy DeLoach, Terry Hutcherson, Jack Tompkins, Mike Alsup, Bennie Lane, Claudia Davis, Gary Manning, John Cannon, Hap Duncan, Becky Hitt, Elizabeth Summers, Alfred Roby, Edgar Lowe, John Finch, Barry Guidry, Bob Erwin, Don Lucas, Frank & Pat Schmidt, Carlos Andrews, Stephen Denney

The meeting was called to order by Mayor Jones. Prayer was offered by Pastor Alford Roby. Motion was made by Driver, seconded by Garrett to approve the minutes of the October 10, 2002 regular meeting. Passed 4-0.

Consider Ordinance No. 02-627, an ordinance to amend Title 11, (the official zoning map of the Goodlettsville Municipal Code Ordinance No. 89-413, as amended) by changing the zoning classification of certain property at and adjoining 117 French Street from CSL and R10 to CPUD - Commercial Planned Unit Development. Terry stated this request includes rezoning three residential lots fronting on West Cedar Street and adjoining B. F. Myers, the current B. F. Myers showroom at 117 French Street and their warehouse property at 121 French Street. All the property involved is owned by B. F. Myers. The Planning Board recommends rezoning these properties to Commercial PUD. Bob Erwin requested their property at 121 French Street not be included in the rezone and to remain CSL, stating he felt they would lose some control over that parcel and that he could not understand including that parcel in the PUD when it is separated by McCoin Drive. The Mayor stated if the property remained CSL and was sold, the City would lose some control of the potential uses which could be detrimental to both their business and the City's property. He expressed that the CPUD zoning would increase the property value in his opinion. Driver and Garrett indicated the Commission would not override the recommendation of the Planning Board and any changes would require a deferral and resubmittal to the Planning Board for their consideration and recommendation. Motion by Garrett to approve Ordinance No. 02-627 on first reading, seconded by Driver. Passed 4-0.

Consider Ordinance No. 02-628, an ordinance to amend Title 11, (the official zoning map of the Goodlettsville Municipal Code Ordinance No. 89-413, as amended) by changing the zoning classification of certain property on South Dickerson Road known as Worrell Farm from HDRPUD - High Density Residential Planned Unit Development to CPUD - Commercial Planned Unit Development. Terry stated this rezone is a result of proposed development of Dry Creek Farms. Motion by Cordell to approve Ordinance No. 02-628 on first reading, seconded by Garrett. Passed 4-0.

Consider approval of Change Order No. 1 to the contract between the City and Jones Brothers, Inc. for construction of Old Dickerson Road bridge replacement project. Tompkins stated this project is complete and payment is due. The change is a result of quantities varied from the original contract and recommended approval. Motion by Garrett to approve this change order, seconded by Cordell. Passed 4-0.

Consider approval of Change Order No. 1 to the contract between the City and Portland Utilities Construction Company for construction of the Emily Drive sewer line extension project. Tompkins stated this job is also complete. The addition is a 6" line in the street at the City's instruction due to some location changes from residents. Motion by Driver to approve, seconded by Cordell. Passed 4-0.

Consider request ot Becky Hitt to purchase a portion of the Lumsey Creek property on Old Springfield Highway. Mrs. Hitt stated her granddaughter, Elizabeth Summers, owns and lives on the property in front of this tract and wishes to purchase the additional area to have more room and prevent something being built behind her home. The area in question is mostly in the flood plain. Haynes recommended to acquire an appraisal and base the price on that appraisal and negotiate the associated costs. Also, the property subdivision will have to be approved by the Metro Planning Board. Motion by Driver to agree to sell this property and proceed with the necessary steps to approve the division, determine and price and negotiate a contract, seconded by Cordell. Passed 4-0.

Consider request of Barry Guidry, CEO of HCA Medicare Service Centers, 1000 Jackson Road, to permit on-street parking for employees in the 1000 Jackson Building. HCA leased this space in early 2000 with the understanding from building management that on-street parking was available. In late Summer 2001, a re-allocation of spaces by building ownership/management for other tenants and visitors, resulted in a loss of on-site spaces for HCA employees which led to parking on the street. When the management company requested they discontinue on-street parking, the process to resolve this situation began. They started parking only on one side in one direction. Then the City installed No Parking signs and their employees began parking on the old Long Hollow Road. There are serious security issues and problems including parking in mud, walking through potholes, and the distance from their facility. They are currently trying to secure an additional lot across the street and next to Kinder-care to build a parking lot but more time is needed to make that happen. John Cannon, representing Volunteer Properties who owns the majority of property in this development, stated his client is opposed to allowing any on-street parking. In addition to safety issues, he stated on-street parking is not permitted according to the Manual of Standards for Northcreek Business Park as stated in Section V, part C. He requested that his request be denied. Police Chief Hutcherson stated he has measured the street and it is 35'6" from curb to curb. If cars are parked along the curb on one side of the street, there would be adequate room for emergency vehicles. The area currently being used is quite dark and muddy. He agreed there is a serious security and safety concern for the ladies parking there. Driver stated he is sympathetic but felt the City should be reluctant to be in any conflict with the restrictive covenants of any development. Hap Duncan, Holladay Properties, expressed that the streets were dedicated to the City and is no longer a part of the Owner's Association and their jurisdiction. He requested approval for the parking as a temporary solution until the parking lot property could be secured and built. Garret stated he was not prepared to vote for or against this request and made a motion to defer for further study and consideration, seconded by Cordell. Passed 4-0.

Consider action against Metro to determine issue of capital improvements pursuant to the contract between the parties. Haynes stated the forty year contract with Metro for our wastewater treatment expires in 2007. In the course of negotiating a new contract, Metro is making an issue that the City has not invested in the capital improvements of the Dry Creek Treatment facility and as a result is asking for $22 Million be paid to them as a part of the contract. Research indicates that the original contract was based on rates as determined and recommended by the Chester Engineers of Pennsylvania. These experts were at the time employed by Metro to recommend rates. The report indicates that the rates were based upon capital needs and it is our insistence that we have already paid for the capital improvements in the Dry Creek Sewer facility as we have paid our sewer bill over the years at their required rates. After research, it is Haynes opinion that the engineering report is part of the contract. He requested ratification by resolution to file a declaratory judgment action against Metropolitan Government seeking the court to determine that we have already paid for capital improvements in the Dry Creek Treatment facility. Motion by Garrett to approve, seconded by Driver. Passed 4-0.

Driver expressed appreciation to all the members of the volunteer boards. He particularly thanked the Planning Board and John Cannon as Chairman, as their last meeting lasted over 4 hours with 100% attendance and participation. He thanked Bill Terry and Vicky Ignatz for the outstanding job of providing the board with all the information to make decisions on the submittals. Mayor Jones also thanked Cannon.

The meeting was adjourned at 7:20 p.m.

Claudia Davis
Claudia Davis, City Recorder

Bobby Jones
Bobby Jones, Mayor

MINUTES OF SPECIAL CALLED MEETING
GOODLETTSVILLE CITY COMMISSION

Date: December 23, 2002 Time: 8:00 am Place: City Hall

Present: Bobby Jones, Johnny Long, Jerry Garrett, Jim Driver, Jeff Cordell
Also Present: David Wilson, Jim Thomas, Tommy DeLoach, Claudia Davis

The meeting was called to order by Mayor Jones.

Consider approval of Resolution no. 02-260, a resolution to enter into a lease agreement for a refuse truck. DeLoach indicated we have had this truck in use for about one month and the lease holder, First Source Bank, requires a Resolution be approved and submitted with an opinion letter from the City Attorney. Motion was made by Long to approve Resolution No. 02-260, seconded by Cordell. Passed 5-0.

The meeting was adjourned at 8:15 a.m.

Claudia Davis
Claudia Davis, City Recorder

Bobby Jones
Bobby Jones, Mayor