

MINUTES OF REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: February 13, 1997

Time: 6:30pm

Place: City Hall

Present: Bobby Jones, Johnny Long, Jerry Garrett, Jim Driver, Jim Thomas

Also Present: David Wilson, John Wright, Joe Haynes, Terry Hutcherson, Mike Alsup, Bill Terry, Jack Tompkins, Tommy Deloach, Phillip Gibson, Jack Hunnicutt, Pam Birdwell, Terry Palmer, John Draughon, Mona Carter, B. Gayle Patterson, Brock Rust, members of Dixie Majors baseball team and families

The meeting was called to order by Mayor Jones. Prayer was offered by Johnny Long.

On a motion by Long, seconded by Driver, the minutes of the January 9 meeting were approved as written by a vote of 5-0.

Consider Resolution No. R97-178. The Mayor read the resolution honoring the members of the mounted patrol who participated in the Presidential Inaugural Parade in Washington, D.C., and presented copies of the resolution to Sgt. Terry Palmer, Cpl. John Draughon, and Officer Mona Carter. The Vice-Mayor stated that he had the privilege to attend the parade, was proud of the officers, and thanked them for the time spent in preparation for the event. Motion by Long to adopt Resolution No. R97-178. Seconded by Thomas. Passed 5-0.

The Mayor and Park Director presented plaques to coaches and members of the 17-18 year-old Dixie Majors State Baseball Championship team.

Consider appeal of Planning & Zoning Board decision regarding request of Dwayne W. Bailey to rezone from R25 to OP the property at 450 Moss Trail, Davidson County Tax Map 26-9 Parcel 41. The Planning Director stated that the Planning & Zoning Board had denied the request since it would extend commercial zoning into a residential area in violation of the land use plan adopted by the Board and that an appeal to the City Commission is the next step in the process. Motion by Garrett to deny the request to rezone. Seconded by Driver. Passed 5-0.

Re-appointments of board members whose terms have expired and appointments to fill vacancies on boards was postponed until the next meeting.

Consider on first reading Ordinance No. 97-541, an ordinance to amend Title II of the Municipal Code by amending Chapter 11, Section II-1104, Table VII. The Planning Director explained that the Planning & Zoning Board has approved the amendment which involves clarifying the table in question so that a proposed golf course can be built as part of a Planned Unit Development. Motion by Driver to pass Ordinance No. 97-541 on first reading. Seconded by Garrett. Passed 5-0.

Consider on first reading Ordinance No. 97-542, an ordinance to rezone from R40 to Low Density Residential Planned Unit Development the property at Sumner County Tax Map 143 Parcel 80. The Planning Director stated that the Planning & Zoning Board had considered the request and recommends the rezoning of the property which is part of the proposed Twelve Stones Crossing development. Motion by Long to pass Ordinance No. 97-542 on first

minutes
2/13/97

Mr. Brock Rust
509 Indian Hill Mound
Goodlettsville, TN 37075

DRAFT

Re: Availability of Sewer Service
Twelve Stones Development

Dear Mr. Rust,

Sewer service for the proposed Twelve Stones Development is available subject to the following conditions.

1. The developer must construct a 21" line from our existing Mansker Creek Trunk Line to Willis Branch road.
2. Service on the Mansker Creek trunk line will not be available until completion of construction of the Mansker Creek pumping station. Completion of this project is scheduled for November of 1997, but could be delayed beyond that date. If service is required before completion of the pumping station, construction and operation of temporary facilities will be at developer expense.
3. The City will give credit against the developer's connection fees in the amount of all offsite line extensions or oversized internal lines up to the actual certified cost increase due to the over sizing or offsite lines. If the offsite or oversize line costs are greater than the connection fees then the developer may recover the connection fees from direct connections or extension to this line up to the actual certified cost of the over sizing or offsite lines for a period of five years from date of final acceptance. If, at the end of this five year period the developer has not recovered this actual certified cost increase, the City of Goodlettsville will pay the developer the unrecovered portion of this cost. However, the amount paid by the City will not exceed 239,000.
4. A portion of the proposed development lies outside the City Limits of Goodlettsville. As White House Utility District has indicated that Goodlettsville may serve that portion of the development outside the City limits, the City of Goodlettsville agrees to do so.
5. The City Commission of the City of Goodlettsville must adopt a resolution to allow sewer service to this development.

Should you need additional information, please call me at 859-2740.

Sincerely

Jack W. Tompkins

LANDMARK REALTY SERVICES CORPORATION

ONE BELLE MEADE PLACE
4400 HARDING ROAD, SUITE 500
NASHVILLE, TENNESSEE 37205
615-292-1040
FAX 615-292-2003

minutes
2/13/97

Mr. David Wilson
City Manager
City of Goodlettsville
105 S. Main Street
Goodlettsville, TN 37072

February 12, 1997

RE: Twelve Stones Crossing

Dear David:

This letter will confirm our conversation concerning annexation of the entire property within our Twelve Stones Crossing development. As you are aware, a portion of our property is within the city limits of Goodlettsville and a portion is in Sumner County within the Hendersonville planning region.

It is my understanding that Goodlettsville and Hendersonville are presently in negotiations concerning annexation of this property. Our position has been, and is, that we desire to be annexed by one of the two cities and thus have full access to all city services. It appears to me that Goodlettsville is best suited to annex the entire property as they presently encompass a portion of the property and are providing services to all of the property. I also feel that our project could be a great marketing tool, income producer, and generally a great asset for our city. We would very much like to be annexed by Goodlettsville. Please make every effort to work out an acceptable agreement with Hendersonville. Should you be able to reach an agreement, please consider this as our formal REQUEST FOR ANNEXATION INTO THE CITY OF GOODLETTSVILLE.

Sincerely,



Brock Rust

CC: Mr. Bill Terry, City Planner

reading. Seconded by Thomas. The City Manager stated that the rezoning request is contingent on the sewers being available for the development. The City Engineer summarized the details of an agreement that would need to be reached between the City and the developer concerning providing sewer service. The motion to pass on first reading was passed 5-0. Motion by Garrett to authorize the Mayor to enter into a contract with the developer under the terms included in the attached letter from the City Engineer to the developer. Seconded by Driver. Passed 5-0. The City Manager stated that he had received a letter from the developer, a copy of which is attached, requesting that the entire development be annexed into the City of Goodlettsville.

Consider Resolution No. R97-179 to accept public improvements of Long Hollow Place Subdivision, Section I. The Planning Director stated that all inspections of the improvements have been completed and approved. Motion by Thomas to adopt Resolution No. R97-179. Seconded by Driver. Passed 5-0.

Consider Resolution No. R97-180 to accept public improvements of Ashlin Downs Subdivision. The Planning Director stated that all inspections of the improvements have been completed and approved. Motion by Driver to adopt Resolution No. R97-180. Seconded by Long. Passed 5-0.

Consider approval of capital expenditure for the Sewer Department. The City Manager stated that a computer workstation is needed for the employee filling the newly created job of CAD Technician. The cost of the equipment is \$4800. Motion by Garrett to approve the expenditure. Seconded by Thomas. Passed 5-0.

Commissioner Driver thanked City employees for their attendance at the funeral of his mother this week.

Commissioner Long asked that the City Manager send letters of appreciation to Mr. and Mrs. A. C. Fox and Jim and Carol Alexander for their support and assistance during the mounted patrol's trip to the Inaugural Parade.

The City Manager stated that the Public Hearing on Ordinance No. 97-542 regarding rezoning for the proposed Twelve Stones Crossing development will be held at the next meeting on February 27.

The City Manager also stated that he had received a letter regarding the request of the Hunters Lane Cheerleaders for a donation to cover their expenses during a trip to the National Cheerleading Competition in Orlando from February 7-11. Motion by Driver to authorize a donation of up to \$1000 to reimburse expenses of the trip. Seconded by Garrett. Passed 5-0.

The meeting adjourned at 7:09 p.m.



John Wright, City Recorder



Bobby Jones, Mayor