

**DRAFT DRAFT DRAFT**  
REGULAR MEETING  
GOODLETTSVILLE CITY COMMISSION

Date: October 26, 2017

Time: 6:30

Place: City Hall

Present: John Coombs, Harry Bell, Jeff Duncan, Rusty Tinnin and Zach Young. Absent:

Also Present: Joe Haynes, Julie High, Jack Presley, Jan Lanius, Russell Freeman, Tim Ellis, Jeff McCormick, Greg Edrington, Gary Goodwin, Mary Laine Hucks, Allison Baker, Addam McCormick, Kimberly Lynn, and others.

Mayor Coombs called the meeting to order. Bobby Webb offered prayer. Mayor Coombs led the chambers in the pledge of allegiance.

City Recorder Allison Baker called the roll: Mayor Coombs present, Vice Mayor Duncan present, Commissioner Bell present, Commissioner Tinnin present, and Commissioner Young present.

Consider minutes of the October 12, 2017 regular meeting of the Board of Commissioners. Commissioner Tinnin made a motion to approve the minutes as written. Commissioner Bell seconded the motion and motion passed 4-0 with Vice Mayor Duncan abstaining due to his absence at the previous meeting.

City Manager Tim Ellis announced Halloween in the Park scheduled for Saturday, October 28<sup>th</sup> from 3:00pm - 5:00pm at Moss-Wright Park. He then recognized the 2017 graduating class of the Citizens Leadership Academy. Mary Laine Hucks and Mayor Coombs presented them with plaques and City pins.

Mayor Coombs thanked the graduates of the Citizens Leadership Academy and asked them to share their experience with others.

Consider old business.

Consider Ordinance 17-908, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change properties on Memorial Drive and Harris Street from Agricultural and R-10, Medium Density Residential to MDRPUD, Medium Density Residential Planned Unit Development, second reading and public hearing. Commissioner Young made a motion to consider Ordinance 17-908. Vice Mayor Duncan seconded the motion. Brian Hubert of 504 Utey Drive spoke in favor of Ordinance 17-908. He said after spending time in the Leadership Academy Class he knows that the Commission does things thoroughly and that they are transparent and the planning of this will be done meticulously. He doesn't want this to be done later on down the road. He said that Addam is the right person for this job and will hold the builder to certain compliance and that it should be pushed through. He stated he thinks it will be healthy growth for downtown Goodlettsville. Lanette Mumford of 226 West Cedar Street stated she strongly opposes this ordinance. She opposes development on these 70 acres because there are trees and plants that clean our air and provide homes for valuable and irreplaceable animals such as birds, frogs, turtles, and insects. She opposes this development because traffic is already heavy and dangerous at the Memorial Street/Main Street intersection and the Harris Street/Main Street intersection and 200 additional homes will increase traffic. If these are the only outlets for this development, traffic will be a nightmare for residents. Reworking the intersection at Harris Street will not significantly help this

situation. She opposes this development because connecting Memorial Street to Harris Street will make it unsafe for children and adults going to the Community Center and Peay Park. She opposes this development because it will increase run off water. Heavy rains already flood Peay Park, Memorial Street, and French Street and significant removal of trees and vegetation combined with new homes, driveways, and sidewalks will hinder natural drainage and will increase flooding in the area. She hopes that the Commissioners have walked on the property so that they can see how the zoning changes will dramatically change the property. Once developers get the greenlight, this special property will be changed forever. She asked them to please vote no. Brenda West of 229 McCain Drive expressed her concerns regarding water running off down the hill and making a future problem for Goodlettsville. She stated we have had a lot of rain and flood that affects the businesses and homes. She also questioned how many people this will add to the community by asking if these were three bedroom homes or two bedroom homes. She expressed concerns with the traffic. She stated coming through Goodlettsville is very hard for people to get to their homes. She asked the Commissioners if this will affect them. She wanted to know if Section 8 would be involved in selling these houses. She is proud of the park where children can play and is grateful that it was dedicated to Goodlettsville. She hates to see the traffic stop a lot of these activities including the parade. She wanted to know how many exits there are going to be coming down the slope. She stated animals are running wild on their street with skunks spraying dogs and she is against Ordinance 17-908. Mayor Coombs stated this development went with a different zoning classification that would limit the number of homes that could be placed on this property. He said the developers have created a water retention plan that has been engineered and designed to protect the downstream areas. As far as concerns about traffic, a traffic study was taken and has been submitted and provided a few minor things to do to accommodate this kind of development. There are two areas of outlet for this development, one is at French Street and one is on Harris. In response to the comment in regards to if the Commission lives here, the Mayor said he is impacted by this development and he can assure that with the deliberation taken by this Board and the Planning Commission he is satisfied this project can go forward with the developer giving us the best possible product for this property. Ruth Ann Simpson of 103 Essex Court has lived in this community for a long time and said their neighborhood is quiet and safe. She thinks this project is not the best for the people that live in the area. They have had children grow up going to the park and with all of the traffic the children will not be safe to go down there alone even with their parents. She expressed concerns with traffic. She stated she has set on Two Mile Pike all the way to French Street bumper to bumper just to get home. She stated she wished the Board would reconsider. Jason Knight of 232 McCain Drive is directly affected by this plan because these houses will back up to his house. He has a family that he would like to raise in the same quiet neighborhood he grew up on. He was upset when he heard about the plan and said it is not a good idea. He said the Board is making plans for things that do not affect them. He stated that crime would increase and he also expressed concerns about the erosion plan. He said he has to pay flood insurance because a previous erosion plan did not work. He said if the plan goes through he may not live here much longer. Commissioner Bell expressed concerns about the agreement with NES and the developer to build the road from French Street to Harris Street not being worked out yet. Mayor Coombs addressed Commissioner Bell's concern by stating the plan has been reviewed and calls for this connector street and if for whatever reason an agreement cannot be worked out the plan would not move forward. City Manager Ellis asked for clarification from the developer if they could start construction from the Memorial side and the connection be made at a later date. There was additional discussion. Lynn Ealey with Land Solutions said the subject hasn't been broached yet. He said it is not uncommon to make one connection and build a

section of homes and then make another connection and build another section of homes. He stated that off the cuff he did not think the finances would be in place to build the road in the initial phase. He is happy to work with the Planning Commission with the final master development stage when it comes to phasing the project. There was additional discussion. Mr. Ealey clarified that with the approval of the first phase of the development they will insure they have NES's approval to move forward. They would not ask the City to approve any portion of the project without assuring they have the proper approvals. There was additional discussion. Commissioner Young clarified that this Ordinance is changing the zoning which allows the developer to bring a development plan to the Planning Commission to approve. This is not the last step. Commissioner Tinnin asked if HOA fees were associated with this project. Mr. Ealey stated there would be HOA fees. There was additional discussion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 17-908.

Consider new business.

Consider Resolution 17-767, a resolution adopting the Fats, Oils and Grease Policy of the City of Goodlettsville and the Enforcement Response Guidelines for approved Grease Waste Haulers. Vice Mayor Duncan made a motion to consider Resolution 17-767. Commissioner Tinnin seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 17-767.

Consider Resolution 17-768, a resolution declaring certain property surplus to the needs of the City of Goodlettsville and calling for its disposal by online auction or any other reasonable manner. Commissioner Young made a motion to consider Resolution 17-768. Commissioner Tinnin seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 17-768.

With no further business, the meeting was adjourned at approximately 7:08 p.m.

---

City Recorder

---

Mayor