

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

Date: February 11, 2021

Time: 6:30

Place: Held Electronically via Zoom

Present: Jimmy D. Anderson, Jennifer Duncan, Stuart Huffman, Rusty Tinnin, and Zach Young.

Absent: None.

Also Present: Russell Freeman, Tim Ellis, Allison Baker, Addam McCormick, Ken Reeves, Gary Goodwin, and Julie High.

Mayor Rusty Tinnin called the meeting to order.

City Manager Tim Ellis stated, "As you may know Governor Bill Lee issued Executive Order 16 on Friday, March 16, 2020 and subsequent Executive Order 71 on December 22, 2020. The orders issued were to ensure that governments continue to function openly and transparently during the COVID-19 emergency while taking appropriate measures to protect the health and safety of citizens and government officials. In his executive order Governor Lee recognized guidance from the White House and Centers for Disease Control and Prevention advising that Americans should avoid social gatherings and that older persons with serious underlying health condition should remain at home. The governor also emphasized that in the interest of limiting community spread of COVID-19 private and government entities of all types should eliminate large public gatherings and conduct business remotely by electronic meetings to the greatest extent possible. The order provides that governments may meet to conduct essential business by electronic means when the governing body determines that it is necessary to protect its citizens. Sadly COVID-19 is once again spreading rapidly throughout the state, the counties and within the City of Goodlettsville. Therefore, the city has determined that in the interest of protecting the health, safety and welfare of Tennesseans and the citizens of Goodlettsville, it is necessary for the Board of Commissioners to meet by electronic means rather than in person. We have posted the link for public viewing on the city website and social media pages."

Mayor Tinnin asked if there was any objection by the Commission to hosting this meeting in this format. There was no objection.

City Manager Tim Ellis offered prayer.

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

Consider minutes of the January 28, 2021 regular meeting of the Board of Commissioners. Commissioner Anderson made a motion to approve the minutes as written. Commissioner Huffman seconded the motion. City Recorder Baker called roll: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Minutes were approved by a 5-0 vote.

Mayor Tinnin asked City Recorder Baker if any comments were submitted for Citizens Comment. City Recorder Baker stated she did not receive any public comments.

City Manager Tim Ellis introduced Karen Stephens, Bob Adams, and Nicole Ceccaci with Blankenship CPA for a presentation of the Fiscal Year 2020 audit. Mrs. Karen Stephens went through the highlights of the audit for the board. She commented that the audit was completed prior to December 31 and submitted for the GFOA Certificate of Excellence, the Comptroller's Office and the Federal Audit Clearinghouse. They performed three audits in one this year. She was delighted to give their unmodified opinion which was the books and records are in excellent shape and said we should feel good about that. Our total net position at the end of the year was increased by about two million dollars from the year before. Since we spent over 1.6 million dollars in federal funds, a single audit was conducted. They performed the audit for the State Revolving Loan Funds for the clean water program. For the audit report, there were no material weaknesses, no significant deficiencies reported and no compliance matters to report.

City Manager Ellis commended Karen and her staff for the thorough job they do each year and he also commended Julie High and staff for their hard work.

Commissioner Young wanted to let Blankenship CPA know that we were glad they chose to stay in Goodlettsville as they moved into their new offices on Conference Drive. He also said the improvements to the building look nice.

Consider old business.

Consider new business.

Consider Ordinance 21-984, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a property on N. Main Street from CS, Commercial Services to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval, first reading. Commissioner Young made a motion to consider Ordinance 21-984. Commissioner Anderson seconded the motion. Commissioner Anderson asked if the drawing they received will be what goes on the property for sure. Planning Director Addam McCormick stated yes as that is the way the ordinance is set up and it is master plan based. The zoning is tied to the master plan. Commissioner Anderson said he has a couple of problems with this. One of the problems is traffic and the fire and police protection. He stated he knows the city has to grow but it seems like we are bringing more in without beefing up in other places that need it. He said the main issue for him is traffic. Commissioner Young wanted to add that the recommendation from the planning commission and what the city commission will approve, includes that the traffic study is a condition that is required as well as the developer implementing what the traffic study suggests. City Manager Ellis asked what mechanism is in place to ensure the commercial portions of this plan do not turn into residential over time. Mr. McCormick stated to change it back would require a master plan amendment and it could fall into a zoning ordinance violation. There was additional discussion. Commissioner Young stated this ordinance was secure. Mayor Tinnin agreed. City Attorney Russell Freeman asked if live/work was a defined term under the master plan. Mr. McCormick stated this would be our first example of it in Goodlettsville and the term is very broad. There was additional discussion. Mr. McCormick stated the master plan has a defined permitted uses of the commercial area and we could amend that to include the

definition of live/work per this master plan. City Manager Ellis asked the developer, Mr. Evan Holladay, if they would be able to do that. Mr. Holladay stated they would do that. City Manager Ellis suggested the board approve this on first reading if they desired and then let Mr. McCormick work with the developers on that definition. Vice Mayor Duncan asked how many retail units were on the front. Mr. McCormick stated the southern building is 7,500 square feet and the other is the units with the residential. Mr. Holladay answered to say the live/work area is basically the same foot print with 7,500 square feet. Scotty Bernick, the landscape architect with Ragan Smith answered that there would be approximately 6 units of live/work. He said the max commercial would be 15,000 square feet. There was additional discussion. Mr. Holladay explained that all of the buildings facing Main Street, on the first floor, will be either live/work or commercial. The building will be three stories on the back side and four on the Main Street side. Scotty Bernick then went through an overview of the project. There was additional discussion. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, no; Commissioner Huffman, yes; Commissioner Young, aye. Ordinance 21-984 was approved by a 4-1 vote with Commissioner Anderson voting no to the amendment.

Consider Ordinance 21-985, an ordinance to amend the zoning ordinance definition of building height to include a provision for sloped/pitched building roofs, first reading. Commissioner Young made a motion to approve Ordinance 21-985. Commissioner Huffman seconded the motion. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Ordinance 21-985 was approved by a 5-0 vote.

Consider Ordinance 21-986, an ordinance to close a section of right-of-way at the Two Mile Pike and Frances Street intersection and designate area to the adjacent property owner, first reading. Commissioner Young made a motion to approve Ordinance 21-986. Vice Mayor Duncan seconded the motion. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Ordinance 21-986 was approved by a 5-0 vote.

Consider Ordinance 21-987, an ordinance to amend the City of Goodlettsville Municipal Code Title 18, Chapter 2, Section 5, Subsection 3(b) and (c) by deleting it in its entirety and replacing it with a new Subsection 3(b) as it relates to membership of the City of Goodlettsville Wastewater Hearing Authority, first reading. City Manager Ellis stated our Municipal Code requires s to have a Wastewater Hearing Authority and it has met once in 17 years that he can remember so it is hard to populate. He has approached our Board of Zoning Appeals and asked if they would be willing to serve in that capacity as well. They were in agreement. This puts the responsibility of the Wastewater Hearing Authority under the Board of Zoning Appeals. Commissioner Huffman made a motion to consider Ordinance 21-987. Commissioner Anderson seconded the motion. Vice Mayor Duncan asked since the responsibility is now going to Board of Zoning and Sign Appeals if the City Commission would still have any authority. City Manager Ellis said the Board of Commission does not have any authority any ways. This board is basically an appeals board if our wastewater department has to assess a penalty to someone or it can be utilized in regards to what percentage of chemicals are put into our sewer system. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Ordinance 21-987 was approved by a 5-0 vote.

Consider Ordinance 21-988, an ordinance to amend Ordinance 12-788, being an ordinance to amend nos. 70-120, 90-440, 94-496, 95-529, 09-725, and 10-745 being ordinances establishing a schedule of rates to be charged for sewer services to be supplied by the sewer system of the City of Goodlettsville, and establishing rules and regulations for the operation thereof by inserting a new schedule of rates, first reading. City Manager Ellis stated the Board received a memo from him on Tuesday explaining the necessity of increasing our rates. With a program that Tyson has created, our revenues have decreased in excess of one million dollars over four years. This does not exclude the fact that since 2010 when our original contract with Metro Nashville went into effect, the treatment for that has gone up 40 cents per cubic foot of water. Our sewer system has functioned at a deficit for the last two years. This will create a 7% increase and in the interim after this we will have a rate study that will look at our rates and look at how our rate structure is. We need to look at if we are collecting enough money to cover our infrastructure we have in place. Commissioner Young made a motion to approve. City Manager Ellis stated this will go before the Water and Wastewater Hearing Board of the State. Either this board can make adjustments to correct those or they will issue an order to this board to do so and take on the impact that could carry. City Manager Ellis also stated this was in the Utility Board training that was created that some of the commissioners have gone through. Vice Mayor Duncan asked when the last time we had an increase was. City Manager Ellis answered it was in 2012. There was discussion and then statements requiring that a second motion was needed for discussion to begin or for Commissioner Young's motion to die with no second being made to move forward. Commissioner Huffman seconded the motion. Commissioner Huffman stated he is not a fan of the rate increase but also doesn't want the State Board to come in and tell us we have to have a bigger increase than what is presented tonight. He wanted to really discuss this and get this out to the public to see what they needed to do and also look at where this is going. He said he thought it needed to go through on first reading. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Ordinance 21-988 was approved by a 5-0 vote.

Consider Resolution 21-960, a resolution expressing the City of Goodlettsville's opposition to Senate Bill 0113, as it relates to new development and stormwater. City Manager Ellis stated there is currently legislature in place that would create credits for stormwater improvements on a development project. If a developer comes in and is required to put in certain detention ponds and so forth they will be granted credit for doing so. This is deducted from stormwater fees. The fees at that point are collected from those that have bought homes. This will drastically impact stormwater projects we need to take on financially. Vice Mayor Duncan made a motion to consider Resolution 21-960. Commissioner Anderson seconded the motion. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Resolution 21-960 was approved by a 5-0 vote.

Consider Resolution 21-961, a resolution to ratify the membership and appointments to the Goodlettsville Beer Board, Industrial Development Board, and Tree Board. Mayor Tinnin stated that he thought all positions were filled now. Vice Mayor Duncan made a motion to consider Resolution 21-961. Commissioner Anderson seconded the motion. Commissioner Young stated when he opened the agenda packet he thought some of the appointments were left out as there were no names listed under the Industrial Development Board. He wanted to know who we were

ratifying. City Manager Ellis stated there are two vacancies on the Industrial Development Board. One was a vacancy by expiration of term and the other is the passing of Mr. Carter Howard. The board will not meet again until July so these appointments were not as urgent. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Resolution 21-961 was approved by a 5-0 vote.

Consider Resolution 21-962, a resolution to approve an agreement between the City of Goodlettsville and Seasons Change Landscaping, LLC for mowing and herbicide application services. City Manager Ellis stated the city took bids and four bids were submitted. Seasons Change was not the lowest bidder but the lowest bidder did not provide a complete bid set. They have no one qualified to do herbicide applications. The amounts between these two was very minimal. The higher two bids were significantly higher than this one. Annually this contract is for \$87,817. Commissioner Anderson made a motion to consider. Commissioner Young seconded the motion. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Resolution 21-962 was approved by a 5-0 vote.

Consider Resolution 21-963, a resolution declaring certain property surplus to the needs of the City of Goodlettsville and selling such item to the Shackle Island Volunteer Fire Department. City Manager Ellis stated we have a surplus fire rescue truck and Shackle Island has a need for a fire rescue truck. We have worked out a price of \$22,000. Several years ago we sold the other rescue truck and it sold for \$25,000. Commissioner Anderson made a motion to consider. Commissioner Huffman seconded the motion. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Resolution 21-963 was approved by a 5-0 vote.

Consider Resolution 21-964, a resolution acknowledging the Board of Commission's concurrence with the City of Goodlettsville's Debt Management Policy originally adopted by Resolution 11-496. City Manager Ellis stated we were required to create a debt management policy and routinely are asked to review this to see if any changes are needed. Commissioner Anderson made a motion to approve Resolution 21-964. Vice Mayor Duncan seconded the motion. Commissioner Young asked if this had been updated and as things change does this have any impact or is this more regulated by state law. Assistant City Manager Julie High answered that the accounting for the debt isn't really the issue here. The state back in 2011 saw a need for a lot of communities to have an established policy. This was a recommended policy and we didn't make many changes from the state's recommendation. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Resolution 21-964 was approved by a 5-0 vote.

Consider Resolution 21-965, a resolution acknowledging the Board of Commission's concurrence with the City of Goodlettsville's Fund Balance Policy as originally adopted by Resolution 11-473. Commissioner Anderson made a motion to approve Resolution 21-965. Commissioner Young seconded the motion. City Recorder Baker called roll for a vote: Mayor Tinnin, yes; Vice Mayor Duncan, yes; Commissioner Anderson, yes; Commissioner Huffman, yes; Commissioner Young, aye. Resolution 21-965 was approved by a 5-0 vote.

City Manager Ellis wanted to let the Board know public hearings required for tonight's ordinances will be held at the March 11<sup>th</sup> meeting.

With no further business, Commissioner Anderson made a motion to adjourn. Commissioner Young seconded the motion. The meeting was adjourned at approximately 7:35 p.m. with a 5-0 vote.

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City Recorder

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Mayor

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