

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

June 3, 2013

5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Grady McNeal, Bob Whittaker, Garry Franks, Scott Trew, David Lynn, Commissioner Jeff Duncan, Mayor John Coombs

Absent: Jerry Garrett, Jim Hitt

Also Present: Rick Gregory, Tim Ellis, Larry DiOrio, Mike Bauer, Guy Patterson, Jeff McCormick, Commissioner Zach Young, Vice-Mayor Jane Birdwell, Jim Hysen, Rhonda Carson

Chairman Jim Galbreath called the meeting to order. Mr. Grady McNeal offered prayer.

Item #1 Minutes of the May 6, 2013 Planning Commission meeting stand approved as written.

Item #2 Consider action on Letter of Credit No. 669 in the amount of \$87,000.00 for installation of infrastructure at The Vineyards@ Twelve Stones Crossing, Phase III due to expire on 7/21/13. The applicant is Villa Property, LLC.

Mr. Gregory stated that he had contacted Brock Rust to let him know the item was up for review at the June 3, 2013 Planning and Zoning meeting. Brock Rust responded by e-mail that he would like to request the bond be renewed for phase III. Mr. Rust also responded that everything is complete except the final asphalt topping and the sidewalk on lot 39, and he hoped these items would be completed later this year.

Jim Driver made a motion to approve extension of Letter of Credit No.669 in the amount of \$87,000.00 for installation of infrastructure due to expire 7/21/2013 for a period of one-year. Mr. Garry Franks seconded the motion. The motion passed unanimously 9-0.

Item #3 Consider request for reinstatement of surety for Copper Creek, Phase I, Section I, installation of infrastructure.

Staff reviewed. Mr. Gregory explained that some time ago, the City called the Letter of Credit on the Copper Creek development (Phase I), to ensure the completion of the required infrastructure. Since that time, much of the infrastructure has been completed. The developer is requesting to reinstate the Letter of Credit amount back to the bank. The developer wants to substitute an amount sufficient enough to cover the completion of the infrastructure in Phase I of Copper Creek.

Chairman Galbreath asked what the amount of the original Letter of Credit was. Mr. Gregory advised him that it was \$145,000. Mr. Gregory provided Commission members with a chart, dated Oct. 17, 2006 that showed a breakdown of the individual structure cost. Mr. Gregory brought attention to the items concerning the 880 feet of roadway improvements on Long Hollow Pike. City Manager, Tim Ellis clarified that the original estimated cost to complete the Long Hollow improvements is \$280,883.63.

Representative for Copper Creek, Jim Hysen addressed the Board. He verified items of completion at the development, and asked that the Board consider returning the funds to the bank. Mr. Hysen proposes to supply either a cash bond or other surety to ensure the completion of the remaining infrastructure items. After further discussion, Mr. Hysen asked Board members if they could agree on an amount in principle, which will be required by the City. Mr. Gregory stated that historically, the City has used an engineering estimate of cost, to determine the value. The \$126,278.75 dollar amount is the result of such an engineering study.

Attorney Tom Lee with Frost, Brown and Todd, representing Copper Creek LLC, addressed the Commission and stated that he believes there are two separate issues to be considered here. The first item being: that the funds held by the City, for work that has been completed, must be returned to Copper Creek LLC. Mr. Lee believes that the issues concerning the Long Hollow Pike improvements are separate and will require a new Letter of Credit.

After further discussion, Mayor Coombs made a motion based on the recommendation of Public Works Director, Guy Patterson, that this item be deferred for 30 days. Mayor Coombs requested that the City coordinate with both the developer and TDOT, and come up with an accurate estimate of what is still to be completed as well as up to date cost estimates. Mr. Grady McNeal seconded the motion. The motion passed unanimously 9-0.

Item #4 PC 101- Current plans = Future envisioned?

Mr. Gregory shared a presentation concerning changes in generational values and how that may affect the future planning decisions made by the City and how those plans will accommodate and promote the intended vision for the future of the City.

Item #5 Commission comments

Mayor Coombs wanted to remind everyone of the dinner to be held on June 15th to benefit the Goodlettsville Help Center.

Commission inquired about any plans for the proposed new Goodlettsville Middle School. Mayor Coombs stated that he has talked with Metro and the School Board. He stated that the conversations have been positive, and like all things, appropriate funding is an issue. The intention is to rebuild on the existing site and to build 3 stories instead of a wide spread layout. Mayor Coombs also answered questions about plans for students while a new school is being constructed. He stated that a couple of options have been proposed such as portables or children attending another school location while the project is under way. The completion of the project would be an 18-24 month period. The final decision of placement of the children would be that of the Metro School Board. Mayor Coombs also stated that he is happy that Metro has recognized that the school is in need of improvement and how a new school facility on this site would enhance Goodlettsville's Main Street and the City.

The meeting adjourned at 6:43 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant

