

**Millersville Board of Commissioners
Minutes of Regular Meeting**

**Tuesday, September 19, 2023 at 5:30 P.M.
at Millersville City Hall**

The Millersville Board of Commissioners held their regular meeting at City Hall on Tuesday, September 19, 2023 at 5:30 P.M. with the following board members present: Tommy Long, Mayor; Milton Dorris, Vice Mayor; Commissioners: David Gregory and Cristina Templet. Also present: Scott Avery, City Manager; Holly Murphy, City Recorder/Finance Director; Vanessa Johnson, Assistant City Recorder; and Jack Freedle, City Attorney.

1. Call to Order.

Mayor Long called the meeting to order at 5:30 P.M.

2. Invocation and Pledge of Allegiance.

Mayor Long gave the invocation followed by the Pledge of Allegiance to the Flag.

3. Approve the minutes from the August 15, 2023 Regular Commission Meeting.

Commissioner Gregory made a motion to approve the minutes from the August 15, 2023 Regular Commission Meeting, seconded by Commissioner Templet. (Vote 4 yea – 0 nay.) Motion carried.

4. Approve the minutes from the September 5, 2023 Special Commission Meeting.

Commissioner Gregory made a motion to approve the minutes from the September 5, 2023 Special Commission Meeting, seconded by Commissioner Templet. (Vote 4 yea – 0 nay.) Motion carried.

5. Approve the August 2023 Financial Report.

Commissioner Gregory made a motion to approve the August 2023 Financial Report, seconded by Commissioner Templet. (Vote 4 yea – 0 nay). Motion carried.

6. **Public Hearing on Ordinance 23-800**, an ordinance to amend Chapter 2 ADMINISTRATION, ARTICLE II BOARD OF COMMISSIONERS, Division 1 Generally, Sec. 2-31 Meeting dates and times.

a. Open Public Hearing on Ordinance 23-800.

Mayor Long opened the public hearing. There were no comments.

b. Close Public Hearing on Ordinance 23-800.

Mayor Long closed Public Hearing.

7. **Second Reading on Ordinance 23-800**, an ordinance to Amend Chapter 2 ADMINISTRATION, ARTICLE II BOARD OF COMMISSIONERS, Division 1 Generally, Sec. 2-31 Meeting dates and times.

Commissioner Gregory made a motion to approve first reading of Ordinance 23-800, seconded by Vice Mayor Dorris.

Vice Mayor Dorris asked if this will cover all meetings. Mr. Avery advised that this ordinance applies to the regular commission meeting times only (changing from 5:30 to 6:00 P.M.) and the resolution later on the agenda will address all other meetings.

Mayor Long called for a vote on Ordinance 23-800. (Vote 4 yea – 0 nay). Motion carried. Ordinance 23-800 passed second and final reading.

8. Second Reading on Ordinance 23-798, an ordinance amending the City of Millersville Official Zoning and Land Use Map for Highway 31 W Property.

Commissioner Gregory made a motion to approve second reading of Ordinance 23-798 and Commissioner Templet seconded it, however Mayor Long advised Mrs. Templet that she's not allowed to second the motion because she owns the property, therefore he called for another second on the motion to approve Ordinance 23-798. There was no second. **The motion failed due to the lack of a second.**

Commissioner Templet asked how this is possible and mentioned the time expiring.

Commissioner Gregory asked the Mayor if he received the letter regarding the time being expired and that a motion isn't really necessary.

Mayor Long said he received the letter but this is rezoning of a piece of property and has nothing to do with buildings.

Commissioner Templet asked what grounds they are denying it on and is it because they don't like her husband. She said it was passed unanimously by the Planning Commission and she inquired as to why won't they discuss it here. Vice Mayor Dorris said there is no discussion on this.

9. First Reading on Ordinance 23-799, an ordinance amending Ordinance 23-794, the 2023-2024 Fiscal Year Budget, to reflect the actual revenue and expenses in multiple line items - Amendment #1.

Commissioner Gregory made a motion to approve first reading of Ordinance 23-799, seconded by Commissioner Templet.

Vice Mayor Dorris asked if this is because we are short on the budget due to the increase in insurance. Mr. Avery said it has to do with the increased cost of our liability insurance, audit fees, public works equipment cost, and encumbering the funds from the ARPA money for the Fire Station remodel to this year's budget.

Mayor Long called for a vote on Ordinance 23-799. (Vote 4 yea – 0 nay.) Motion carried. Ordinance 23-799 passed first reading.

10. First Reading on Ordinance 23-801, an ordinance amending the City of Millersville Official Zoning and Land Use Map from Rural Residential to Suburban Residential 1 for 7035 Bethel Rd property.

Commissioner Gregory made a motion to approve first reading of Ordinance 23-801, seconded by Commissioner Templet.

Commissioner Gregory advised that the Planning Commission voted unanimously at their August meeting to amend the Land Use Zoning Map.

Mayor Long called for a vote on Ordinance 23-801. (Vote 4 yea – 0 nay.) Motion carried. Ordinance 23-801 passed first reading.

11. First Reading on Ordinance 23-802, an ordinance to deannex property located at 2186B Tinnin Road, specifically identified as Sumner County Map 120, Parcel 003.00, at the property owner's request.

Commissioner Gregory made a motion to approve first reading of Ordinance 23-802, seconded by Vice Mayor Dorris. (Vote 4 yea – 0 nay.) Motion carried. Ordinance 23-802 passed first reading.

Mr. Avery said the next step would be a public hearing and second reading at the October meeting and then the clock starts on the 75 days for the deannexation to become final.

12. First Reading on Ordinance 23-803, an ordinance amending Chapter 6- ALCOHOLIC BEVERAGES, ARTICLE II- BEER BOARD, Sec 6-31. Created: powers by Deleting language.

Commissioner Gregory made a motion to approve first reading on Ordinance 23-803,

seconded by Commissioner Templet.

Mr. Avery explained that this amendment corrects inconsistent language regarding the counties within the city limits so they struck the county reference altogether and left it as 'city limits'.

Mayor Long called for a vote on Ordinance 23-802. (Vote 4 yea – 0 nay.) Motion carried. Ordinance 23-803 passed first reading.

13. **Resolution 23-R-16**, a resolution to approve the proposed annexation of territory into the City of Millersville, Tennessee by owner consent and approving a Plan of Services.

Commissioner Gregory made a motion to approve Resolution 23-R-18, seconded by Vice Mayor Dorris.

Mr. Avery advised that all the requirements have been met, the public hearing was held last month, and this is final step.

Mayor Long called for a vote on Resolution 23-R-16. (Vote 4 yea – 0 nay.) Motion carried.

14. **Resolution 23-R-19**, a resolution approving a set time for all committee meetings associated with official city business.

Commissioner Gregory made a motion to approve Resolution 23 R-19, seconded by Commissioner Templet. (Vote 4 yea – 0 nay.) Motion carried.

This resolution changes all other city meeting times to 6:00 P.M.

15. **Resolution 23-R-20**, a resolution to declare items as surplus property and authorize the sale or disposal of property that has been deemed surplus, out of service, seized, or abandoned.

Commissioner Gregory made a motion to approve Resolution 23 R-20, seconded by Vice Mayor Dorris. (Vote 4 yea – 0 nay.) Motion carried.

16. **Resolution 23-R-21**, a resolution authorizing the execution of inter-local agreements between the City of Millersville Fire and Police Departments and all mutual aid partners in reference to mutual aid and authorizing the City Manager to sign said agreements.

Commissioner Gregory made a motion to approve Resolution 23 R-21, seconded by Commissioner Templet.

Fire Chief Brandon Head addressed the Commission and briefly explained the details and answered questions related to the interlocal agreements and mutual aid.

Mayor Long called for a vote on Resolution 23-R-21. (Vote 4 yea – 0 nay.) Motion carried.

17. **Resolution 23-R-22**, a resolution to award the Waste Collection and Disposal Service Contract and authorize the City Manager to sign the contract.

Mr. Avery brought forth a typo on the name of the company which should be SPI Waste and Recycling, LLC and not Rogers Group.

Commissioner Gregory made the motion to approve Resolution 23 R-22, seconded by Vice Mayor Dorris.

Vice Mayor asked which company we were going with. Mr. Avery advised SPI, Stinky Pinky due to the cost difference.

Mayor Long called for a vote on Resolution 23-R-22. (Vote 4 yea – 0 nay.) Motion carried.

18. **Resolution 23-R-22**, a resolution to award the Building Inspection and Plan Review Services contract and authorize the City Manager to sign the contract.

Commissioner Gregory made a motion to approve Resolution 23 R-22, seconded by

Commissioner Templet.

Vice Mayor Dorris asked Commissioner Templet if Tim Lassiter works for her, which she replied no he does not work for her but she's pretty sure he's done work on some of their houses.

Mayor Long called for a vote on Resolution 23-R-22. (Vote 2 yea – 2 nay, with Mayor Long and Vice Mayor Dorris voting no.) **Motion failed.**

Commissioner Templet expressed concern about who's going to do their building inspections. She said it was already more expensive because they chose to get rid of the inspector position and contract it out. She asked if it's because Tim is involved, which Vice Mayor Dorris replied no and stated they already had inspector; Andrew's been doing the building inspections. Commissioner Templet said he's more expensive; and either way Tim is going to do them because Andrew's not coming out here to do inspections.

19. Discussion of the current condition of the City wastewater system.

Mayor Long asked Mr. Avery if the City was in compliance with Metro Water.

Mr. Avery said the City has been in compliance since July. They had been going over by 1800-1900 (CCF - Metro's measurement of waste) but the last four months they only went over by 1. They located manholes in the storm ditch and water was obviously running in the lids and public works raised those up and he believes that has made a huge impact in their numbers. Mr. Avery said he was recently informed that we will have a contract renewal with Metro next year.

Vice Mayor Dorris inquired about the lids we're using. Public Works Director Jerry Shrader said the City went from metal lids back to fiberglass due to the cost.

20. Appointment of two (2) people to the City Beer Board.

Mayor Long requested approval of his appointment of Keith Bell and Michael Williams to the Beer Board.

Vice Mayor Dorris made a motion to approve the Mayor's appointment of Keith Bell and Michael Williams to the Beer Board. Commissioner Gregory seconded motion.

Commissioner Templet expressed opposition to Keith Bell's appointment. She said even though she likes him, he resigned as a commissioner a couple of times and she doesn't know why they would put him back on a board so she will have to vote no.

Mayor Long called for a vote. (Vote 3 yea -1 nay with Commissioner Templet voting no). Motion carried.

Mayor Long also asked for approval to appoint Vice Mayor Dorris as the City Commissioner to serve on the Planning Commission. There was no motion. **The appointment failed due to the lack of a motion.** Mayor Long said he will serve on the Planning Commission.

21. Appointment of one (1) person to the vacant Commissioner seat.

Mayor Long asked each candidate who expressed interest in the unexpired term of Keith Bell's commission seat to come forward and make a brief statement about themselves.

- a. Debbie Chadwick - Robertson County resident in Millersville for 16 years; feels they're all good candidates; admitted to making mistakes on the Planning Commission; has been coming to meetings since 2010.

Commissioner Templet referenced the project that failed earlier (Agenda Item #8 Ordinance 23-798) and stated for transparency that she is involved with that company. She referred to a section from the City's Ethics Code, 2-187, that states full disclosure to personal interest is required but voting on it is not illegal. She said what she did tonight was not illegal.

Commissioner Templet advised Mrs. Chadwick that the project passed unanimously and she was part of that; but she apparently told someone after the meeting that she felt like she had to vote for it even though she had concerns.

Commissioner Templet said it's nothing personal but she struggles to support someone who can't stand up to the political stuff that goes on. She has been harassed for the last year and even when she doesn't agree, she's going to say something or voice her opinion; but if that doesn't happen on the Planning Commission, how is it going to happen on the City Commission.

Mrs. Chadwick responded and said Charlie informed her that afternoon that they needed to amend the agenda. This wasn't the first time the agenda was amended and she was told that a planning commission agenda should never be amended and her mistake was not tabling it due to the amended agenda. She said the other members on the board didn't have time to go through it and they weren't prepared but Charlie and the City Manager were there trying to explain that it's fine, it's an overlay and it works; although one commissioner did question if it was spot zoning. They were definitely told it was not spot zoning. Mrs. Chadwick said there are commissioners up there who are not experienced to have this type of interaction. They respect the staff and their recommendations. They have the training and the members rely on them. She admits she should've tabled it from the get-go.

- b. Steven Heicher – Millersville resident for nine years; lives in North Point & is Board President; works full-time for YMCA-Middle Tennessee as a Systems Administration Manager; he's used to dealing with drama;
- c. Alisa Huling – Millersville resident for 35 years; filled a vacant commission seat in the early 90's; ran and was elected the following term; bought first property here in her 20's; built her home here in her 30's; built her dream home with her own hands; raised kids here; served in PTA, civic committee; came here for the rural, mini-Gatlinburg; willing to work with everyone to try and build this community together;

Commissioner Templet told Ms. Huling that she adores her and Mr. Chadwick and think they try really hard, do their research and go above and beyond and she will not take that away from them but she knows what she's dealt with and she's just wondering if she's afraid to speak up or stand up on a planning committee level, how is she going to do that on the city commission when somebody isn't being transparent or things aren't being talked about, you don't have enough information or you don't feel experienced enough.

Mrs. Huling said she's not afraid to speak up. She did question the project very strongly. She admitted they are not trained and to her knowledge no one has been trained since 2019. They have requested training videos but they haven't gotten it.

Commissioner Templet said the reason why they fail time and time again is because they don't have experience on the board but they could have and for whatever reason they don't. She said people want stores and they want this and that but they're not replacing members of the committee with people that have experience, not that everybody has to have experience.

Mrs. Huling said the past board or the past administration didn't have those either up until Mr. Templet came on the board. She said in is her opinion it may be an impropriety for any builder who is currently actively building strongly in this community to be on a board and it may even possibly hold that person back from voting on things.

- d. Tim Lassiter stated that everyone knows who he is; two commissioners will vote for him and two will not; he looks forward to seeing everybody out at the special election.
- e. Jesse Powell said he spoke with all the commissioners last night; he will answer their questions; he wants to be involved and serve the City anyway he can; has experience in government; retired from the military after 14 years; has a master's degree in public policy from Georgetown; worked in Washington DC including the Pentagon and personal staff for the Secretary of the Army; has lived here two years and his wife is involved with Friends of the Library.

Mayor Long called for a vote on each of the candidates as follows:

Tim Lassiter – Commissioner Gregory – yes, Commissioner Templet – Yes,
Vice Mayor Dorris- no, Mayor Long – no.

Debbie Chadwick – Commissioner Gregory – no, Commissioner Templet – no,
Vice Mayor Dorris – yes, Mayor Long – yes.

Steven Heicher- Commissioner Gregory – no, Commissioner Templet – no,
Vice Mayor Dorris – yes, Mayor Long – yes.

Alisa Huling - Commissioner Gregory – no, Commissioner Templet – no,
Vice Mayor Dorris – yes, Mayor Long – yes.

Jesse Powell - Commissioner Gregory – no, Commissioner Templet – no,
Vice Mayor Dorris – yes, Mayor Long – yes.

Due to a deadlock, Mayor Long stated that they will proceed with a special election.

22. Citizen Comments

Winston Templet, 7711 Ruby Lane, said he came before the board in February or March and inquired about 154 Oak Forest and a 15,000 square foot commercial building in a residential neighborhood that was approved for a certificate of occupancy with no inspection and no sprinkler system. He is concerned since others would not be approved for this.

Kevin Pennell, 1138 Ridge Hill Rd, expressed concern over a comment about his unpaid stormwater bills being turned over to collections and he referenced the Water Shed Impact and previous City Manager's told him he was exempt from the program due to him being agriculture property. He said the program is in violation of the laws and he is willing to go to court.

Deborah Chadwick, asked if everything will stay the same with the new solid waste company as far as cost, etc. Mr. Avery said anyone can contact him and he will answer their questions.

23. City Attorney Comments

None.

24. City Manager Comments

Mr. Avery reminded everyone of the Fall Festival on September 30th from 2pm-9pm at the Community Center with live music and vendors. He also thanked Frank Fox for allowing the city to use the church parking lot for overflow parking.

25. Commissioner Comments

Commissioner Gregory expressed that voting against Tim (Lassiter) to do the building inspections was a mistake since he has over 38 years of experience and qualifications and he would be more cost effective.

Commissioner Templet agreed with Commissioner Gregory on Mr. Lassiter. She said she's not sure why people on the board have a problem with him; he has lived in the city all his life and has 38 years of building experience. She said she is still struggling that they cut that position, even if they don't want Tim; the fact is it will cost the citizens more money because of a personal issue with him and it has become a personal issue because he has more qualifications than anybody including them collectively. She also stated for full disclosure that she is a part owner of Hedgehog Investments and she follows the guidelines.

Vice Mayor Dorris stated that he doesn't go through others to fight his battles. There have been lies on social media and he has not posted anything on Facebook about citizens and other commissioners. The only items he posts on Facebook are about his car and car shows and he has asked about the Tahoe. The dumpster makes the city look terrible. He does not have a fake profile and he doesn't like that others are calling him a thief and corrupt. He said Robert Stone used to have Facebook page and now the city manager is the administrator of it. Mr. Templet

has a Facebook page and if someone doesn't like something they get kicked off or posts are put on social media about them or a dumpster gets put near their property. Mr. Dorris said he would like to see the dumpster removed.

Mayor Long mentioned signs and the rules in the Charter concerning signs and asked Mr. Avery to enforce the rules on signs.

26. Adjournment

Commissioner Gregory made a motion to adjourn, seconded by Commissioner Templet. (Vote 4 yea-0 nay). Motion carried.

Meeting adjourned at 6:37 P.M.

Respectfully Submitted,



Vanessa Johnson,
Assistant City Recorder

