

City of Millersville
Board of Commissioners
1246 Louisville Hwy, Millersville TN 37072

REGULAR COMMISSION MEETING AGENDA
Tuesday, August 19, 2025, 6:00 PM

1. Call to Order.
2. Invocation and Pledge of Allegiance.
3. Citizens' Comments, Comment Sign-up Sheet Available to Sign Before Meeting.
4. Approval of the Minutes for July 15, 2025, Regular Commission Meeting
5. Approval of the Minutes for June 30, 2025, Special Call Meeting
6. Public Hearing and 2nd Reading of Ordinance 25-825 (amending to add a \$100 fire safety inspection fee)
7. Discussion and Consideration of Ordinance 25-826 Zoning Ordinance – zoning map amendment process to be moved from Planning Commission to City Commission for approval
8. Discussion and Consideration of Ordinance 25-827 (Garcia rezoning) 1st reading
9. First reading of Ordinance 25-828 (Barron rezoning) 1st reading
10. Discussion of Planning Commission
11. Discussion and Consideration of bids for Police Body/Car Cams
12. Discussion and Consideration of September Work Session Date
13. Discussion of removing conflicting/confusing language in the current ordinance pertaining to mobile home parks
14. Discussion of on-going issues with Stinky Pinky and what steps are being taken to resolve these problems
15. Discussion of Audit Report
16. Review of the Parks and Recreation Board announcement
17. City Manager's Comments
18. Commissioners' Comments
19. Adjournment

Millersville Board of Commissioners

Regular Commission Meeting

MINUTES

July 15, 2025, at 6:00 PM

The Regular Commission Meeting of the Millersville, TN Board of Commissioners was held on July 15, 2025, at 6:00 PM at City Hall. Those attending were: Mayor Lincoln Atwood; Vice Mayor Dustin Darnall; Commissioner Jesse Powell; Commissioner Carla McCain; Commissioner David Gregory; City Manager Mike Housewright; City Attorney Robert Wheeler; and City Recorder, Judy Florendo.

1. Call to Order.

Mayor Atwood: called the meeting to order at 6:00 PM

2. Invocation and Pledge of Allegiance.

Commissioner Gregory: led the invocation, followed by the Pledge of Allegiance.

3. Citizens' Comments, Comment Sign-up sheet Available to Sign Before Meeting.

Mayor Atwood: Called for citizens' comments. There were none.

4. Approval of City Manager's Recommendation for Millersville Financial Director.

Mayor Atwood to City Manager Housewright: Do you have any comments for us?

City Manager Housewright: I believe we have a good candidate, Ms. Fox. She has public sector experience and is presently working with the University of Tennessee. She has all the gap knowledge, and she also has public utility experience; is a strong candidate and interviewed well. Everyone should have her resume in front of you. Do you have any questions?

Commissioner Gregory: I find it a very impressive resume. I really do it. I've read all through it. This is the second one I've gotten right here. If nobody else had any comments, I'll make a motion to approval to accept the approval of city manager's recommendation from Millersville financial director.

Mayor Atwood: said he had a motion to approve and asked for a second.

Vice Mayor Darnall: seconded the motion.

Mayor Atwood: I have a motion and a second. Is there any further discussion?

Vice Mayor Darnall: I also am supportive and would encourage everyone else to be supportive.

Mayor Atwood: Being no further discussion, all those in favor say "aye". Those opposed?

All voted in favor of approving Ms. Fox for the position of Finance Director for Millersville.

5. Approval of the Minutes for June 17, 2025, Regular Commission Meeting.

Mayor Atwood: Do I have a motion?

Vice Mayor Darnall: I'll make a motion to approve the minutes of the June 17th, 2025 Regular Commission meeting.

Commissioner Gregory: I'll second.

Mayor Atwood: I have a motion and a second. Is there any discussion? If not, I'll call for a vote. All in favor say "aye". Those opposed?

All voted in favor of approving the minutes for the June 17th Regular Commission Meeting.

6. Discussion of survey site inspection findings from EnviroScience.

Mayor Atwood: Mr. Housewright, do you have any additional information other than what is provided here?

City Manager Housewright: What we have is basically straightforward. It is essentially an action item list for what we need to do at our pump station. Unfortunately, I don't really have a history of how we got here.

Mayor Atwood: Is this all within the budget we already have for this? Do we know?

City Manager Housewright: That I am not aware of.

Vice Mayor Darnall: It would be good to get cost associated with this from EnviroScience to make sure it's within the scope of the grant and the budgeted amount. There are quite a few corrective actions to be done.

Commissioner Powell: And what's the next step after this? We obviously have this list of issues. If we have a cost assessment done within our grant, and if some of the stuff falls outside it, we're going to have to do a prioritization, I assume. Beyond that, what's the next step? Are we going to have to put this out for bid or is EnviroScience going to do that to be able to actually start work on these improvements so we can get on to the next phase of the project?

City Manager Housewright: Looking at some of these, I'm sure that some of them will have to be bid just because of the cost associated with it. Jerry, do you have any information on it? I would say that EnviroScience probably could run the bid on it, and I do believe that we should have probably about \$475,000 in the grant – so that should take care of a lot of it.

Public Works Director Jerry Schrader: I talked to Kevin when I borrowed signs Friday; they are going to put it out for a bid and I met a crew down here on Bellar Drive for that string cross. I met with them Friday, so that will be done before the bid for September. That's when we need to get that one taken care of quickly after the last discussion I had with you all in that last meeting, because I asked him when they can put this out for bid; he said September. I said we need to get this done sooner rather than later; I met one of the contractors Friday.

Commissioner Powell: So, all three of these lift stations are going to be bid at the same time?

PW Director Schrader: I haven't seen them.

Commissioner Powell: You said September – is what they're getting bid for work to start?

PW Director Schrader: Yes, I guess it will be the pump stations and our sewer mains and manholes and all that.

Commissioner Gregory: How many lift stations do we have in this city?

Director Schrader: We've got four - Williamson Rd, Marcie Ann Drive, one in Quail Wood, and the one on Bethel Rd.

Commissioner Gregory: So, the only one that's not mentioned in Quail Wood because Bethel Rd is listed, Williamson Rd and Marcie Ann are listed and these are the ones that need corrective actions taken. Are these the only three out of the four that need work?

Director Schrader: Yes – but I haven't seen the list of what he had.

Commissioner Powell: So, I guess we need to find out if there's issues with Quail Wood too, and if that needs to be added to the list.

Commissioner McCain: Quail Wood's not even listed at all, so that makes me wonder. It can't be perfect.

Commissioner Powell: Makes me think they haven't looked at it. We need to make sure they're tracking Quail Wood so they can go out and assess it.

Commissioner Gregory: So are these going to be bid separately, or are they going to be bid together?

Director Schrader: I'm not sure.

City Manager Housewright: We'll find that out.

Mayor Atwood: Any further questions?

City Manager Housewright: We'll make sure they've examined Quail Rd.

Commissioner Powell: I'd just like the updates on this to be beyond the work session; so we're tracking when they're going to bid and what order. Then, as we get work started, how will we know whether we are doing simultaneous work on all these lift stations or if we're doing them sequentially? How's that going to work? Because that's going to affect different parts of the city at different times. So, I just want to make sure that we're tracking that in the work session. We're keeping the public updated on where that's going to happen and at what time.

City Manager Housewright: I'll find out; and some of that may also depend on what the spend down for the grant requires as well.

Mayor Atwood: Thank you, Jerry.

7. Second Reading of Ordinance 25-824, an Ordinance Establishing a \$15 Solid Waste Fee to Cover New Charge as Implemented by Robertson County Landfill for Mattresses.

Vice Mayor Darnall: I'll make a motion to approve the second reading of **Ordinance 25-824.**

Commissioner Gregory: I'll second the motion.

Mayor Atwood: I have a motion and a second. Is there any discussion?

Commissioner McCain: It doesn't mention box springs; the question came up before as to what we will do with box springs, and it only mentions mattresses.

City Manager Housewright: Jerry did find out today, and made me aware, there is no charge for box springs because the landfill said they can actually compress and crush down box springs; the mattresses are the problem.

Commissioner McCain: Ok, great.

Mayor Atwood: Is there any further discussion? If not, we'll do a roll call vote.

Motion to approve the second reading of Ordinance 25-824 passes with all voting in favor of approval.

8. Natelli Communities Submits a Final Development Plan for Phases 3 and 4 of Bethel Ridge, with 97 Proposed Single Family Detached Homes on Property Identified on Sumner County Tax Map 126 as Parcel 079.00.

Mayor Atwood: Is there any discussion?

Vice Mayor Darnall: Can we clarify what is expected of us for this item? We don't have a resolution prepared and I think we will need a resolution to approve this, and I think this started at the 30-day clock for us to take that action. So, to move forward, I think we have to have a special call meeting

before or after the work session anyway. If we can get a resolution prepared by then, we can complete our part to either approve or reject this at the special call meeting.

Mayor Atwood: I think we could put that at 5:30 PM before the work session.

Vice Mayor Darnall: That moves us up to three items; I've looked through this and it is all consistent with what they submitted months ago. I'm aligned with pushing this forward.

Commissioner Powell: The only question I have is not on voting for this, but we just passed a new stormwater ordinance for this and for development. My more general question was, (because we're talking about additional phases of Bethel Ridge now when it comes to the stormwater ordinance), is that going to apply to these new phases, or, are phases three and four grandfathered into what was previously done?

City Attorney Rob Wheeler: Say that again?

Commissioner Powell: We just passed the new storm water ordinance for developments, but because these are phase three and four of a community, it's already being established. Are these two phases grandfathered into what was established before we passed that stormwater ordinance or are they going to have to be in compliance with the current stormwater ordinance we just passed last month?

City Attorney Rob Wheeler: Without looking at it, I say they're subject to your new stormwater order.

Commissioner Powell: I'm just wondering because we're not talking about a new development, we're talking about phases on a development; that's probably a Brian (Halma, City Planner) question too in conjunction with Mr. Wheeler to hash that out. But, because we're talking about developments that are in conjunction with multiple retention ponds and natural flows of waterways nearby, I just want to make sure we are following the ordinance that we passed – if that is applicable in this case. I would like to have that answer before we vote on that at a special meeting.

Vice Mayor Darnall: Does anybody want to take that action item to get with My. Halma?

City Manager Housewright: In the experiences I've had, when new construction phases that came before come up for approval, they typically come up under new regulations that are passed. But I will confirm that.

Commissioner Powell: I just want to make sure, with everything being so new here with that new ordinance.

City Manager Housewright: Absolutely, and for that matter, I'm still coming up to speed for a lot of this. If any of you have any other questions, even after we leave tonight, if you'll email me those questions I'll try to have those answers for the next workshop.

Mayor Atwood: Thank you, Mr. Housewright. Thank you, Mr. Wheeler.

If there is no further discussion, we will move to Item 9, City Manager's comments.

9. City Manager's Comments

City Manager Housewright: Thank you for approving the new Finance Director. I will sleep better tonight. I think that is a major step in putting a major piece in place for the city. Thank you and congratulations for the work that you've done.

10. Commissioner's Comments

Commissioner Gregory: I've got a couple of things here. I asked Mr. Housewright last week to get us

some plans for the sidewalks that we'll have an understanding because ingress and digress was mentioned when property owners and Mr. Reynold's property came before us. I don't know how they can figure that out without knowing where the sidewalks are, because we don't know. We haven't seen anything. I haven't seen a plan in a long time. And, where the sidewalks are going, it's going to take up most of Mr. Reynold's strip mall in the front; so it's coming down further than TDOT knows. I'd like for TDOT to have a set of plans. The elders, and the DR Horton man over here came before us; they were having trouble figuring out a four-way or a three-way stoplight. It will cost quite a bit more money if it goes to a four-way. They were sort of hinting for us to help him. I'm not in favor of that at this time at all. I'd like for everyone to see it and to have plans, get an understanding of what's going on. We need to get an understanding of where and decide what's going on and what it's going to involve because we may have to make some more decisions.

There's one more thing I'd like to bring up; we've been talking about the stick signs, or flag signs. Josh Patterson called me today. He sells the portable storage buildings, and he said he would like to keep the signs. Red Denson's old store has them and so does Highland Rim Tractor. I want these folks to come before us and explain why they want to have them. Mr. Patterson talked to me at length today; he said his business has increased since he put those stick flags out. I told him we were discussing it. I asked him if he wanted one month, two weeks, five months or six; he said he wanted them indefinitely. I'm just letting you know what he said; I'm going to try to get them to come before us and explain why they want them.

Vice Mayor Darnall: Mike (Housewright), I just forwarded an email to you so you can have it; it's the EnviroScience presentation they gave to us back in January. I think they're getting way behind schedule, and we need to encourage them to get back on schedule. They gave themselves January through December to do the design project for the lift station improvements and also the construction administration oversight for lift station improvements. They gave the time frame. They're going to bid this out in September. They're leaving a quarter of the year to finish the capital improvements, and there's no way. But I would like to get them back on schedule and provide us with a revised schedule. That's all I have.

11. Adjournment

Mayor Atwood: Do I have a motion to adjourn?

Commissioner Gregory: I make a motion to adjourn.

Vice Mayor Darnall: Second.

Mayor Atwood: I have a motion and a second.

We are adjourned.

The meeting was adjourned at 6:20:47.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judy Florendo".

Judy Florendo

City Recorder

**Millersville Board of Commissioners
Special Called Meeting
MINUTES
Monday, June 30, 2025, at 5:30 PM
Millersville City Hall**

A Special Called Meeting was held on Monday, June 30, 2025, at 5:30 PM at Millersville City Hall. Those attending were Mayor Lincoln Atwood, Vice Mayor Dustin Darnall, Commissioner Jesse Powell, Commissioner Carla McCain, Commissioner David Gregory, Interim City Manager Mike Gorham, City Attorney Robert Wheeler, and City Recorder Judy Florendo.

1. Call to Order.

Mayor Atwood: called the meeting to order at 5:30 PM.

2. Invocation and Pledge of Allegiance.

Commissioner Gregory: led the invocation, and it was followed by the Pledge of Allegiance.

3. Citizens' Comments, Comment Sign-up Sheet Available to Sign Before Meeting.

Denise Davio, Creekview Lane, stated she was very glad the commissioners were working on the MOU for animal control because it was still an ongoing issue. She noted they were still having problems with Sumner County Animal Control coming out on calls and flat out refusing at this point. She thanked the commissioners and hoped to get the MOU in place very soon because citizens needed it. She mentioned citizens were posting on Facebook and talking to her privately because she had made it well known that this was something she was passionate about resolving. **Mayor Atwood** thanked her.

4. Second Reading of Ordinance 25-819 An Ordinance Amending Ordinance 81-7 of the City of Millersville Pertaining to Beer and Alcoholic Beverages.

Mayor Atwood announced the second reading of **Ordinance 25-819** and asked for a motion.

Interim City Manager Gorham: explained there were two options on the back page regarding the separation. He noted the beer board policy had been accepted by everyone with the changes discussed in work sessions, and the only thing under consideration was whether to include the separation at the bottom of the ridge.

Commissioner Powell: interjected, explaining that because the mayor was absent at the last discussion - they had **Ordinance 25-821**, which addressed limitations on the issuance of alcohol licenses, but similar language was also in the beer board ordinance - they had postponed action to this meeting for discussion with the mayor present about keeping the language designating north and south sectors.

Interim City Manager Gorham: confirmed his intention was to have versions with and without paragraph four, and depending on the vote, they might need to address **Ordinance 25-821**.

Vice Mayor Darnall: made a motion to approve the second reading of **Ordinance 25-819** amending **Ordinance 81-7** pertaining to beer and alcoholic beverages.

Commissioner Powell: seconded.

Mayor Atwood: noted a motion and second and opened discussion.

Vice Mayor Darnall: confirmed the copy as written contained the division at Louisville Highway at the ridge, in section 408, paragraph four.

Mayor Atwood: explained this was in the original ordinance, and because most residents saw the city split by the ridge, it made sense to keep it to avoid depriving citizens north of town if someone requested a license there. He felt it behooved the board to recognize the division, and it would be a disservice to undo it.

Commissioner Gregory: agreed, noting they had done this years ago with the original ordinance like option A, cutting off at 1441, allowing one liquor store south and the option for one north.

Commissioner Powell: asked what this did to the current request for a second license south of the ridge.

ICM Gorham: replied that without removing the sectors or adding another south, the current requester could not get one.

Commissioner McCain: noted the desire was currently down here (south), and while she saw the geographical split, no one up there wanted it now, so she hated to deny it due to an imaginary line.

Mayor Atwood: acknowledged thinking about that but noted they could not foresee the future, and he struggled to preclude residents north of the ridge.

Commissioner Powell: understood but noted residents north were not precluded because it was restricted by population, not geography, making geography more constrictive. He gave an example that if the second business failed and population increased, another license could open, so the top was not restricted. He felt defining by ridge made people feel divided rather than part of the whole city.

ICM Gorham: noted the city was divided by the ridge, with about 70% of the population south, accessing areas south, and most mobile home parks south, though developments were balancing.

Commissioner Powell: preferred restricting by population for cleanliness, avoiding future imbalances like three above and two below.

Vice Mayor Darnall: noted voting as written included the division, but an amendment to remove it allowed discussion. He made an amendment to delete section 408, paragraph four.

Commissioner McCain: seconded.

Mayor Atwood: noted a motion and second to amend by removing section 408, paragraph four, and opened discussion. He understood the desire and good points raised.

Vice Mayor Darnall: said he was on the fence and asked the mayor to convince him. Mayor Atwood explained the layout made it easy to concentrate in one area, and the split offered incentive for both locations, spreading business rather than concentrating downtown.

Commissioner Powell: agreed on incentivization but noted a liquor store owner struggled to find affordable land, so economic factors were outside their control.

Vice Mayor Darnall: wrestled with allowing competition close, possibly setting both up for failure.

Commissioner McCain: noted 70% lived down here, so competition bred lower prices, and with interest here and none up the ridge, they could revisit later based on population.

Mayor Atwood: cautioned it was a slippery slope to amend for a third or fourth, inviting tug of war.

Commissioner McCain: suggested possibly two south and one north, but noted population limits.

Commissioner Powell: did not see another store opening soon at the top and noted no requests there.

ICM Gorham: confirmed one request since he started, not at the top.

Commissioner Powell: noted probably one every couple of years.

Mayor Atwood: wanted to be business friendly without a slippery slope and noted increasing population incentivized business, as they had lost population. **He called for a roll call vote on the amendment; Commissioner Gregory and Mayor Atwood voted no; Commissioners McCain, Powell, and Vice Mayor Darnall voted aye. The motion passed 3 to 2.**

5. Second Reading of Ordinance 25-821 An Ordinance to Delete Paragraph (4) of Section 6-206 of the Millersville Code of Ordinances, Limitations on Issuance of License and Rely on Section 6-207.

ICM Gorham: stated they did not need to address it, as it was removed in the previous discussion.

Vice Mayor Darnall: agreed to pass by it since it was not needed.

6. Second Reading of Ordinance 25-822 An Ordinance to Amend the Millersville Court Costs by Two Dollars (\$2) to Coincide with the Additional Cost to Cover the Municipal Training Education Fee Paid to the Department of Revenue.

ICM Gorham: explained he showed it to Tess, who said the city never passed the ordinance for the first dollar, so he changed it to \$2 to recapture both dollars paid to the Department of Revenue.

Vice Mayor Darnall: made a motion to approve the second reading of **Ordinance 25-822**.
Commissioner Powell: seconded.

Mayor Atwood: noted a motion and second and opened discussion.

Vice Mayor Darnall: aligned with the change, as they should not incur costs for court.

Mayor Atwood called for a roll call vote; ayes were unanimous. The motion passed.

7. Second Reading of Ordinance 25-823 An Ordinance to Delete in its Entirety Current Ordinance 19-101 and in Substitution Thereof to Adopt a New Stormwater Management Ordinance to Become the New Section 19-101.

Mayor Atwood: asked for a motion.

Commissioner Powell: made a motion for the second reading of **Ordinance 25-823**.

Commissioner McCain: seconded.

Mayor Atwood: noted a motion and second and opened discussion.

Commissioner Powell: asked if Mr. Halma had looked over it entirely.

ICM Gorham: confirmed he had, as it was state law for every community.

Commissioner Powell: noted he had asked after the last meeting to see if they could be more restrictive based on geography and lessons from surrounding cities.

ICM Gorham: apologized for forgetting to ask but would reach out.

Commissioner Powell: said he would be prepared to amend later.

Mayor Atwood called for a roll call vote; all voted aye. The motion passed unanimously.

8. Public Hearing on the 2025-2026 Annual Budget of the City of Millersville.

Mayor Atwood opened the floor to public comments, saw none, closed comments, and moved to item nine.

9. Second Reading of Ordinance 25-820 An Ordinance of the City of Millersville, Tennessee, Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2025, and Ending June 30, 2026.

Vice Mayor Darnall: made a motion to approve the second reading of **Ordinance 25-820**.

Commissioner Gregory: seconded.

Mayor Atwood: noted a motion and second and opened discussion.

Commissioner Powell: asked if changes for firefighter pay for 12-hour shifts were included and where the money came from.

ICM Gorham: confirmed yes, from increased revenue above budget, moving money from other items, and cushions in salaries. He noted 3% COLA increases were included.

Vice Mayor Darnall: asked if they were ready for upgrades to Fire Station Two for EMS.

ICM Gorham: said it was in the budget, working on a contract with Crossroads, with drawings at \$18,000 and construction similar, totaling \$36,000 to \$40,000.

Vice Mayor Darnall: clarified for citizens it was without a tax increase.

Mayor Atwood called for a roll call vote; ayes were unanimous. The second reading of Ordinance 25-820 passed.

10. Resolution 25-R-13 A Resolution to Allow the City Manager to Begin Negotiating to Purchase Property Along the Right of Way for the Multi-Modal Connectivity (Sidewalk) Project.

Mayor Atwood: asked for a motion.

Commissioner Gregory: made a motion to approve **Resolution 25-R-13**.

Commissioner McCain: seconded.

Mayor Atwood: noted a motion and second and opened discussion.

ICM Gorham: noted appraisals were completed, and this was the next step; Mike (Housewright) would work with Taylor Lee from GNRC. Purchases ranged from \$35, some parcels were already theirs or the county's.

Mayor Atwood: called for a voice vote; ayes were unanimous. Resolution 25-R-13 passed.

11. First Reading of Ordinance 25-824 An Ordinance Establishing a \$15 Solid Waste Fee to Cover New Charge as Implemented by Robertson County Landfill for Mattresses.

Vice Mayor Darnall: made a motion to approve the first reading of **Ordinance 25-824**.

Commissioner Gregory: seconded.

Mayor Atwood: noted a motion and second and opened discussion.

Commissioner Powell: confirmed it was only for work orders to pick up mattresses or bulk items by the road.

ICM Gorham: confirmed yes, and Public Works would record addresses, as the landfill would charge \$15 starting July 1.

Commissioner Powell: asked about illegal dumping.

ICM Gorham: said if identifiable, they would report to police.

Commissioner McCain: asked if it hit only Robertson County.

ICM Gorham: said it hit everyone, as they dumped there.

Commissioner McCain: asked if they will be prepaying.

ICM Gorham: said they would see how it went, possibly require prepay later.

Commissioner McCain: noted potential denials and suggested photos.

ICM Gorham: confirmed most had smartphones.

Commissioner McCain: worried about dumping elsewhere.

Vice Mayor Darnall: asked about collecting the fee, and **ICM Gorham** said it would be added to utility bills, and the system could handle it.

Commissioner McCain: confirmed the fee was \$15, new from July 1, and asked why Robertson County.

ICM Gorham: said it was closer.

Mayor Atwood: call for a roll call vote; **Commissioner Gregory, Commissioner Powell, Vice Mayor Darnall, and Mayor Atwood** voted aye; **Commissioner McCain** voted no. The motion passed 4 to 1.

12. Approval of MOU with Sumner County Sheriff Regarding Animal Control.

Commissioner McCain: made a motion to approve the MOU with Sumner County Sheriff regarding animal control.

Vice Mayor Darnall: seconded.

Mayor Atwood: noted a motion and second and opened discussion.

ICM Gorham: addressed prior questions: aggressive animals were not specifically defined but described as domesticated animals exhibiting behavior leading a reasonable person to fear being bitten, with exceptions like protection dogs. He reached out to veterinarians but had no responses yet; no contract for emergency care. Animal cruelty would be handled like any investigation with facts and charges as needed.

Commissioner Powell: confirmed equipment for aggressive animals existed, possibly from fire, and asked to check police training with Chief Hale to avoid injury. He requested providing the definition to police for pushback.

Vice Mayor Darnall: noted paragraph three distinguished aggressive and non-aggressive, with SCSO assisting on aggressive but local responding first.

Mayor Atwood called for a voice vote; ayes were unanimous. The MOU was approved.

13. Discussion of Changing the Date of the July Work Session.

Mayor Atwood: noted this was due to his event, but it was moved, so no change needed; they would skip it and meet July 7.

14. City Manager's Comments.

ICM Gorham: noted insurance was in place with Seville Group for liability, Workers' Comp with Public Entity Partners; Ms. Holly Murphy was removed from exclusion. They were closing the year rigorously. He thanked the board and looked forward to retirement. **Mayor Atwood** thanked him.

City Manager Mike Housewright: noted interviewing finance directors this week, accepting police applications with several received. He requested commissioner availability for individual priority discussions. He thanked Mr. Gorham for help and acknowledged others. **Mayor Atwood** thanked him.

15. Commissioners' Comments.

Commissioner McCain: thanked **ICM Gorham** for guidance, reminders, and helping resolve issues.

Vice Mayor Darnall: wished everyone a happy, safe 4th of July, avoiding disasters, and had spoken about "the Mikes" last meeting.

Commissioner Gregory: thanked **Mr. Gorham** for insight during a hard time and looked forward to **Mr. Housewright**; he referenced a golf shot.

Commissioner Powell: thanked **Mike (Gorham)**, appreciated bothering him, and urged safety on the 4th.

Mayor Atwood: thanked **Mr. Gorham** for invaluable service to the board, city, and himself; no one could have done better. He was excited for **Mr. Housewright** and anticipated good work; he urged a happy, safe 4th.

16. Adjournment.

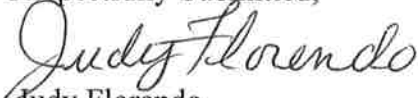
Mayor Atwood asked for a motion to adjourn.

Commissioner Gregory: made the motion.

Commissioner McCain: seconded.

Mayor Atwood: noted a motion and second. The meeting was adjourned at 6:45 PM

Respectfully Submitted,


Judy Florendo,
City Recorder

CITY OF MILLERSVILLE, TENNESSEE

ORDINANCE 25-825

AN ORDINANCE TO SET CERTAIN FEES CHARGED BY THE CITY OF MILLERSVILLE,
TENNESSEE FOR VARIOUS MUNICIPAL SERVICES

WHEREAS, The City of Millersville (the City) provides certain municipal services to a wide variety of entities requesting and or requiring those services; and,

WHEREAS, the provision of those services generally provide benefit to all people and entities residing or conducting business with the City of Millersville; and,

WHEREAS, on occasion the benefits resulting from the provision of some municipal services are enjoyed by individuals rather than the general population of the City; and,

WHEREAS, the City of Millersville is empowered by State law to charge fees to recover some of the costs of providing certain services; and,

WHEREAS, it is prudent that the City's Governing Body occasionally review and adjust fees so that expenses incurred by the City in supplying certain municipal services are adequately met by the associated fees; and,

WHEREAS, the City of Millersville is empowered to make administrative changes to enhancement systems to recover charge fees for providing certain services; and,

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee that fees shall be adopted as follows in Exhibit A attached and they may be amended occasionally as required:

Passed this _____ day of _____, 2025

First Reading August 4, 2025

Second Reading: _____

Mayor:

Attest:

Judy Florendo, City Recorder



PERMIT FEES

Planning Submission Fees (fee includes plan review, design review, and staff comments)	
Residential	Contact Department
Minor Subdivision (up to 5 lots)	\$500.00
Major Subdivision (more than 5 lots)	\$650.00
Multi-Family Residential	\$750.00
Commercial/Industrial	\$1,000.00
PUD- multi-family, commercial, and/or rec spaces	\$1,500.00

** These projects will also incur an administrative fee of \$20.00 for processing & attached documentation to permits**

Planning Submission fee does not include engineering fees, please see engineering review chart table below

Planning Commission- Application Fees	
Residential Minor Subdivision (up to 5 lots)	\$500.00
Residential Major Subdivision (more than 5 lots)	\$350.00 for sketch plat \$450.00 + \$20.00/lot for preliminary plat or site plan \$500.00 for final plat or site plan
Commercial/ Industrial Site Plan	\$400.00
Re Zone (newspaper ad and mailouts)	\$400.00
Annexation (includes signage, newspaper ad, and mailouts)	\$400.00
PUD Master Site Plan	\$950.00 + \$25.00 per intended parcel

Board of Zoning Appeals (BZA)	
Residential Variance	\$300.00
Residential Variance- Accessory Structure	\$100.00
Commercial/Industrial Variance	\$300.00
Special Exception	\$300.00



Engineering Review Fees- 3 rd Party	
*All Projects requiring Commission approval	Developer Funded

Building Permit Fees	
New Construction for One and Two-Family Homes Residential (To Include Plumbing Fee, Mechanical Fee, and Zoning review fee)	Total square feet x \$0.93
One and Two-Family Additions	Total square feet x \$0.75
Sewer Tap Fee	\$1700.00
Interior Alterations/Remodeling	Square feet x \$0.25 (\$100.00 min)
Multi-Family Residential	Total square feet X \$0.95 (up to \$25,000.00)
Commercial/ Industrial	Total square feet X \$1.00 (up to \$25,000.00)
C/I Interior Alterations	Square feet x \$0.75 (\$250.00 min)
Mobile Home	Contact Department
Minimum Permit Fees	Residential \$75.00 Non-residential \$100.00
Residential Mechanical Permits	\$0.05 per s/f (\$75.00 min)
Commercial/Industrial Mechanical Permits	\$0.10 per s/f (\$100.00 min)
Residential Plumbing Permits	\$0.05 per s/f (\$75.00 min)
Commercial/Industrial Plumbing Permits	\$0.10 per s/f (\$100.00)
*All electrical permits must be pulled through the State of Tennessee	

** These projects will also incur an administrative fee of \$20.00 for processing & attached documentation to permits**
All projects will require inspections, please see "Planning and Zoning- Additional Fees Cont. below for associated fees



Fire Department Fees	
Fire Protection Plan Review Fee (Fire Alarm, Suppression, etc.)	\$0.05 per s/f (\$50.00 min)
Fire Protection Permit Fee (per trade)	\$100.00 per s/f (\$100.00 min)
Commercial Kitchen Hood Plan Review	\$150.00 per hood
Fireworks Tent (includes inspections)	\$1500.00
Burn Permit (effective for one week)	Residential \$15.00 Commercial \$100.00

Parks and Rees Event Fees	
Food Truck	\$100.00
Outdoor Rental	\$350.00 All Day \$200.00 Half a Day
Inflatables	\$20.00/ per inflatable with the addition of a lawn use permit
Lawn Use	\$15.00/hr

Stormwater Fees	
Commercial/Industrial Land Disturbance	\$300.00 plus \$100.00 per additional acre
Residential Land Disturbance	\$300.00 plus \$75.00 per additional acre
Commercial/Industrial Driveway (per connection)	\$200.00
Residential Driveway	\$100.00
Stormwater Inspection (Per Violation)	\$50.00
Street Cut and Patch	\$200.00

If one (1) acre or more is disturbed, a notice of intent must be filled with the TN Dept of Environment & Conservation (TDEC). A notice of coverage must be provided to the Stormwater Dept prior to a land disturbance permit being issued



Signs	
Sign Permit	\$150.00
Sign Re-Face	\$50.00
Temporary Sign	\$25.00
Billboard	Contact the State of Tennessee- TDOT
Sign Master Plan	\$300.00

Planning and Zoning Permit Fees- Additional	
Accessory Structure Up to 200 s/f	\$100.00
200 s/f and above	\$150.00
Deck	\$75.00
Swimming Pool- in ground	\$150.00
Swimming Pool- above ground	\$100.00
Fence	\$75.00
Communication Tower Review	\$200.00
Communication Tower Permit	\$250.00 + \$50.00 per antenna
Temporary Construction Trailer	\$100.00
Demolition Fee	\$100.00
Structure Moving Fee	\$200.00
Road Maintenance Fee- Residential	\$150.00
Road Maintenance Fee- Non-Residential	\$0.15 per s/f (\$150.00 min)
Zoning Verification Letter	\$25.00
Permit Processing Fee	\$20.00

** Demolition Permits require an asbestos state certificate*



Planning and Zoning Permit Fees- Additional Fees Cont.	
Certificate of Occupancy Inspection Residential	\$125.00/ inspection
Certificate of Occupancy Inspection Commercial	\$150.00/ inspection
Sprinkler Inspection (includes rough in and final)	\$100.00
Temporary Certificate of Occupancy (Pre Final Inspection)	\$125.00
Property Maintenance Code Violation	\$50.00 per day per violation
Building and Fire Code Violation	\$50.00 per day per violation
*Any re-inspection fee	\$125.00

CITY OF MILLERSVILLE, TENNESSEE

ORDINANCE 25-826

**AN ORDINANCE TO AMEND SECTION 6 AND SECTION 7 OF THE ZONING
ORDINANCE OF THE CITY OF MILLERSVILLE**

WHEREAS, the Board of Commissioners of the City of Millersville, Tennessee adopted the Zoning Ordinance of the City of Millersville on June 1, 2020, to promote the general welfare of the citizens of Millersville, and,

WHEREAS, changing conditions and circumstances mandate periodic upgrading and clarification of existing laws, including zoning provisions, and,

WHEREAS, the Board of Commissioners of the City of Millersville, Tennessee, is seeking additional information to support the decision-making process for zoning map amendments for zoning districts that have extensive impact on the City of Millersville, and,

WHEREAS, The City of Millersville Planning Commission met on August 12, 2025, and recommended the approval of the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee that Sections 6 and 7 of the Zoning Ordinance of the City of Millersville are amended as follows after the second reading of this ordinance:

Amend Section 6 (Additions in *italics and highlighted*; deletions in ~~striketrough~~):

6.1.3 | SR-1 SUBURBAN RESIDENTIAL

The Suburban Residential Low-Density District (SR-1) coincides with the “Suburban Living” character areas in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate primarily low density detached residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by primarily detached residential subdivisions which are traditionally auto dependent and separated from other uses to protect the residential nature. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

6.1.4 | SR-2 SUBURBAN RESIDENTIAL

The Suburban Residential Medium Density District (SR-2) coincides with the “Suburban Living” character areas in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate primarily medium density detached and attached residential development along with complementary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by developments that are either entirely detached residential or a combination of detached residential and

attached residential designed in such a manner to blend in with the surrounding developments. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

6.1.9 | MFR MULTI-FAMILY RESIDENTIAL

The Multi-Family Residential District (MFR) coincides with the “Suburban Living and Regional Activity Center” character area in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate high density attached and multi-family residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. This district can serve as a transitional district between SR-1 and SR-2 districts and more intensive use districts. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

Amend Table 3 Residential Districts, Permitted and Conditional Uses by adding Note 2 to the following, indicated by a red arrow:

TABLE 3 RESIDENTIAL DISTRICTS PERMITTED AND CONDITIONAL USES									
USE TYPES "P" = PERMITTED // "C" = CONDITIONAL	RR	ER	SR-1	SR-2	THR ²	MXR ^{2,3}	MFR	MXC ^{2,3}	USE STANDARDS
RESIDENTIAL USES									
Accessory Dwelling (Detached)	C ¹¹	C ¹¹	C ¹¹			C ¹¹			10.4.2.3
Assisted Living Facility			C	C		P	P	P	10.3.1
Bed and Breakfast	C ⁷	C ⁷	C ⁷	C ⁷		C ⁷	P	P	
Community Residence, Large (More than 8 persons)							P		10.3.2
Community Residence, Small (8 persons or less)	C ⁷	C	C	C		C	P		10.3.2
Dwelling Manufactured	P	C							
Dwelling, Multi-Family						p ⁵	P	p ⁵	
Dwelling, Single-Family	P	P	P	P	p ⁵	P	P	P	
Dwelling, Townhome			p ⁵	p ⁵	p ⁵	p ⁵	P	p ⁵	10.3.5
Home for the Aged			C	C		C	P		10.3.1
Independent Living Facility			C	C		P	P	C	10.3.1
Nursing Home						P	C	P	

Amend Section 7 (Additions in *italics and highlighted*; deletions in ~~strikethrough~~):

7.1.5 | GENERAL COMMERCIAL

The General Commercial District (GC) coincides with the “Suburban Center” character area in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate professional office uses, retail uses, restaurants, hotels, and other general commercial

TABLE 5 COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES								
USE TYPES	MXR ²	NC	O	MXC ²	GC	HC	I	USE STANDARDS
"P" = PERMITTED // "C" = CONDITIONAL								
RESIDENTIAL USES								
Assisted Living Facility	P	C	C	P	P			10.3.1
Bed and Breakfast	C ⁷			P				
Community Residence, Large (More than 8 persons)								
Community Residence, Small (8 or less persons)	C							
Dwelling, Manufactured								
Dwelling, Multi-Family	P ²			P				
Dwelling, Single-Family	P			P				
Dwelling, Townhome	P ²			P ²				10.3.5
Home for the Aged								
Independent Living Facility	P	P	P	P	P			10.3.1
Nursing Home	P	P	P	P	P			
GOVERNMENT & EDUCATIONAL FACILITIES								

Recommended by the City of Millersville Planning Commission

Debbie Chadwick, Chair

Date

Passed this _____ day of _____, 2025

First Reading: _____

Second Reading: _____

Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder

CITY OF MILLERSVILLE, TENNESSEE

ORDINANCE 25-827

AN ORDINANCE TO AMEND THE MILLERSVILLE ZONING MAP, CHANGING THE ZONING FOR THE PROPERTY LOCATED AT 117 FLAT RIDGE ROAD AND IDENTIFIED ON SUMNER COUNTY TAX MAP 118 AS PARCEL 046.00 FROM ESTATE RESIDENTIAL (ER) TO HEAVY COMMERCIAL (HC)

WHEREAS, The owner of this parcel of land has submitted all the appropriate paperwork to request rezoning of his property; and

WHEREAS, The City of Millersville (the City) Planning Commission met on June 10, 2025 and recommended the approval of the rezoning of this parcel of land; and

WHEREAS, the designation of this property as Heavy Commercial will provide benefit to all people and entities residing within the City of Millersville; and,

WHEREAS, the City of Millersville is empowered to make decisions as to the most appropriate zoning of property at the owner's request after careful consideration and proper submission;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee that the above-named parcel of land will be zoned Heavy Commercial (HC) after the second reading of this ordinance.

Passed this _____ day of _____, 2025

First Reading: _____

Second Reading: _____

Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder

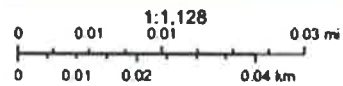
Attachment A

Sumner County - Parcel: 118 046.00



Date: July 11, 2025

County: SUMNER
Owner: ARBOLAEZ ROBERTO GARCIA
Address: FLAT RIDGE ROAD 117
Parcel ID: 118 046.00
Deeded Acreage: 0
Calculated Acreage: 1.75
Vexxel Imagery Date: 2023



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This property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law

CITY OF MILLERSVILLE, TENNESSEE

ORDINANCE 25-828

AN ORDINANCE TO AMEND THE MILLERSVILLE ZONING MAP, CHANGING THE ZONING FOR THE PROPERTY LOCATED NEAR THE INTERSECTION OF S. MOUNT PLEASANT ROAD AND BETHEL ROAD AND IDENTIFIED ON ROBERTSON COUNTY TAX MAP 125 AS PARCEL 177.00 FROM ESTATE RESIDENTIAL (ER) TO SUBURBAN RESIDENTIAL MEDIUM DENSITY DISTRICT (SR-2)

WHEREAS, The owner of this parcel of land has submitted all the appropriate paperwork to request rezoning of his property; and

WHEREAS, The City of Millersville (the City) Planning Commission met on June 10, 2025 and recommended the approval of the rezoning of this parcel of land; and

WHEREAS, the designation of this property as Suburban Residential Medium Density District (SR-2) will provide benefit to all people and entities residing within the City of Millersville; and,

WHEREAS, the City of Millersville is empowered to make decisions as to the most appropriate zoning of property at the owner's request after careful consideration and proper submission;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee that the above-named parcel of land will be zoned Suburban Residential Medium Density District (SR-2) after the second reading of this ordinance.

Passed this _____ day of _____, 2025

First Reading: _____

Second Reading: _____

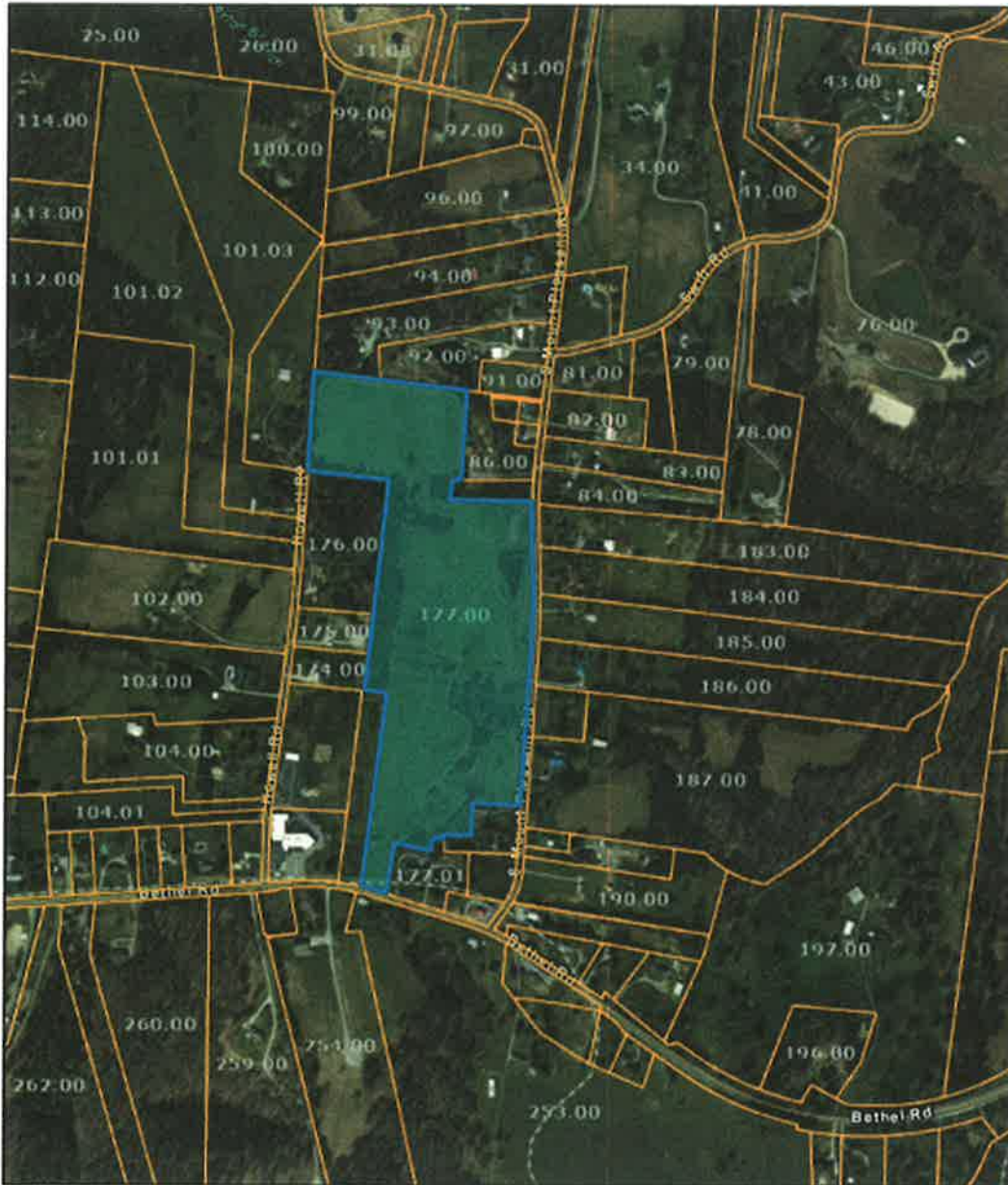
Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder

Attachment A

Robertson County - Parcel: 125 177.00



Date: July 11, 2025

County: ROBERTSON

Owner: BARRON JOHN S JR ETAL LEEANN BARRON CO TRUSTEES

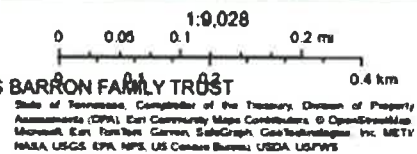
Address: SOUTH MT PLEASANT RD

Parcel ID: 125 177.00

Deeded Acreage: 0

Calculated Acreage: 33.6

Vexcel Imagery Date: 2023



This property line is compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.