

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

REGULAR COMMISSION MEETING AGENDA
Wednesday, September 16, 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 August 19, 2025, Regular Commission Meeting
5. Public hearing on Ordinance 25-827 (Garcia Rezoning)
6. Discussion and Consideration of Ordinance 25-827 (Garcia Rezoning) **Second Reading**
7. Public hearing on Ordinance 25-828 (Barron Rezoning)
8. Discussion and Consideration of Ordinance 25-828 (Barron Rezoning) **Second Reading**
9. Discussion and Consideration of Ordinance 25-826 An Ordinance Amending the Zoning Approval Process
First Reading
10. Discussion and Consideration of Ordinance 25-829 An Ordinance Amending Ordinance 20-742 Parks and Recreation Advisory Board **First Reading**
11. Discussion and Consideration of Ordinance 25-830 An Ordinance Amending Regulation of Air Dancers and Blade Banners **First Reading**
12. Discussion and Approval of EnviroScience Bids for ARPA Grant
13. Discussion of Having an Officer Direct Traffic at Slater's Creek during School
14. City Manager's Comments
15. Commissioners' Comments
16. Adjournment

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 HE,4-VY 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 General 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: August 19, 2025

Public Hearing: _____

Second Reading: _____

Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder

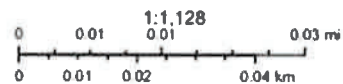
Attachment A

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
Vexcel Imagery Date: 2023



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The 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 General 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 Suburban Residential Medium Density District (SR-2) after the second reading of this ordinance.

Passed this _____ day of _____ 2025

First Reading: August 19, 2025

Public Hearing: _____

Second Reading: _____

Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder

Robertson County - Parcel: 125 177.00



County: ROBERTSON
Owner: BARRON JOHN S JR ETAL LEEANN BARRON CO TRUSTEES BARRON FAMILY TRUST

Parcel ID: 125 177.00

Calculated Acreage: 33.6

1:9,028

0 0.05 0.1 0.2 mi
0 0.1 0.2 km

BARRON FAMILY TRUST

State of Tennessee Comptroller of the Treasury Division of Property Assessments (CPA) Esri Community Maps Contributor © OpenStreetMap contributors, Esri, DeLorme, Garmin, GeoEye, GeoInformation Systems, Inc., METI, NOAA, USGS, EPA, NPS, US Census Bureau, USDA, USPS

The 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 25-826

**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 ~~strikethrough~~):

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

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	-	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 25-829

AN ORDINANCE AMENDING ORDINANCE 20-742 OF THE CITY OF
MILLERSVILLE
THE CITY OF MILLERSVILLE PARKS AND RECREATION ADVISORY BOARD

WHEREAS, the Board of Commissioners of the City of Millersville find it necessary to amend and update Millersville's Ordinance 20-742 pertaining to the city's Parks and Recreation Advisory Board

NOW BE IT THEREFORE ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee as follows:

CHAPTER 58
Section 2

ESTABLISHMENT OF A PARKS AND RECREATION ADVISORY BOARD

101. Parks and Recreation Advisory Board. Pursuant to the provision of TCA § 11-24-103, there is hereby created a municipal Parks and Recreation Advisory Board for the city of Millersville. The Parks and Recreation Advisory Board shall be composed of five (5) members whose duty it shall be to carry out the powers, functions, and duties in accordance with all applicable provisions of this ordinance and TCA § 11-24-103 et seq.

102. Membership Qualifications. The Parks and Recreation Advisory Board members must be bona fide residents of the city at the time of appointment and must have been a bona fide resident of the city for a minimum of one year (365 days) prior to the appointment.

103. Nomination and Appointment. One (1) member of the Parks and Recreation Advisory Board shall be a sitting member of the Board of Commissioners. The City Commissioner who is nominated to serve on the board must be approved by a majority vote of the sitting Board of Commissioners. All other members of the Parks and Recreation Advisory Board shall be approved by a majority vote of the Board of Commissioners. Any vacancy on the board for any reason shall be filled in the same manner as the original appointment, and the individual so appointed will serve out the unexpired term.

104. Removal of Members. Members of the Parks and Recreation Advisory Board may be removed for the following reasons:

- a. If the board member has a change in residency out of the city (i.e. no longer a bona-fide resident)

- b. If a board member is convicted of felony while serving on the board
- c. If a board member fails to attend three (3) board meetings in a calendar year without prior approval from the Parks and Recreation Advisory Board Chairperson

105. Terms of Service. Parks and Recreation Advisory Board members shall serve for a period of three (3) years following their appointment. Any vacancy on the board for any reason shall be filled in the same manner as the original appointment, and the individual so appointed will serve out the unexpired term.

106. Pay. The members of the Parks and Recreation Advisory Board shall draw no compensation from the city as part of their duties.

107. Organization. The Parks and Recreation Advisory Board shall elect from its own membership a chairperson, a vice-chairperson, and a secretary. Each shall serve in such capacity for a term of one (1) year or until their successor has been elected for like terms. If an officer is removed or resigns from their position as an officer or the board entirely, then the board must elect a new officer from among their membership to fill the vacancy for the unexpired term.

- a. Chairperson: The duties and responsibilities of the chairperson shall be as follows,
 - 1. Preside at all meetings of the Parks and Recreation Advisory Board and have the duties normally conferred by the parliamentary usage of such officers
 - 2. Have the privilege of discussing all matters before the Parks and Recreation Advisory Board and to vote thereon
 - 3. Attend to any communications with the Board of Commissioners required on behalf of the Parks and Recreation Advisory Board
- b. Vice-Chairperson: The duties and responsibilities of the Vice-Chairperson shall be to execute the duties of either the Chairperson or the Secretary in their absence.
- c. Secretary: The duties and responsibilities of the Secretary shall be as follows,
 - 1. Shall assist the City Parks and Recreation Director with any pertinent paperwork responsibilities as it pertains to the conduct or record or Parks and Recreation Advisory Board meetings
- d. City Parks and Recreation Director: The duties and responsibilities of the City Parks and Recreation Director shall be as follows,
 - 1. Have the authority to call special meetings when requested
 - 2. Shall keep the minutes and records of the Parks and Recreation Advisory Board
 - 3. Prepare the agenda for all regular and special meetings with the Chairperson
 - 4. Provide notice of meetings to all Parks and Recreation Advisory Board members
 - 5. Arrange proper legal notice of hearings and/or meetings in accordance with the Tennessee Open Meetings Act through coordination with the City Recorder and City Manager
 - 6. Attend to official correspondence of the Parks and Recreation Advisory Board
 - 7. Attend to any communications with the City staff on behalf of the Parks and Recreation Advisory Board
 - 8. Manages the budget for the Parks and Recreation department

108. Meetings. The board will hold meetings as required to carry out the powers, functions, and duties in accordance with all applicable provisions of this ordinance and TCA § 11-24-103 et seq. The City Parks and Recreation Director is responsible for calling all regular and special meetings. All meetings should be held at City Hall. Prior coordination must be made with the City Manager to ensure that appropriate space for the public meeting of the Parks and Recreation Advisory Board is available and to ensure that the meeting is able to be broadcast live and/or recorded. Minutes for the board meetings shall be kept by the City Parks and Recreation Director in the same manner of the City Commission meetings. Minutes must be validated through the voting process in subsequent meetings. All minutes must be turned over to the City Recorder for documentation purposes after they have been validated. Parks and Recreation Advisory Board members will follow Robert's Rules of Order or other such modified rules as adopted in the conduct of their meetings and are subject to the Tennessee Open Meetings Act.

- a. Special Called Meetings: Special meetings may be called by the City Parks and Recreation Director. It shall be the duty of the City Parks and Recreation Director to call such a meeting when requested to do so in writing by a majority of the members of the Parks and Recreation Advisory Board. The notice of such a meeting shall specify the purposes of such a meeting, and no other business may be considered except by unanimous consent of the board. The City Parks and Recreation Director shall notify all members of the Parks and Recreation Advisory Board in writing not less than five days in advance of such special meetings. The five (5) days notice of special meetings to Parks and Recreation Advisory Board members may be waived by unanimous consent of the board in writing.

109. Quorum. A Quorum of the board shall be defined as a majority of the members appointed to the Parks and Recreation Advisory Board are present. A quorum shall be present before any formal business is transacted.

110. Voting Procedures. A concurring majority vote of the members of the board appointed once a quorum has been established shall be necessary for any function of granting, revoking, approving, reporting, recommending, or any other action.

111. Public Notice and Hearings. Parks and Recreation Advisory Board members are subject to the Tennessee Open Meetings Act, and as such all findings of fact, statements of material evidence and reasons for its actions as part of each motion or action of the board and the keeping of a record of its resolutions, transactions, motions, actions, and determinations shall be public record. All board meetings are open to the public and therefore must comply with the public notification notice. All agenda items that require a public hearing and/or comment by law, regulation, ordinance, charter, or rule shall be recorded by the City Parks and Recreation Director in the meeting minutes.

112. Scope of Duties/Authorities. The Parks and Recreation Advisory Board shall have the following duties assigned to them:

- a. Assist the Parks and Recreation Director in planning the city's annual holiday events (ie. Spring/Easter, Summer/4th of July, Halloween/Fall, Christmas/Winter)
- b. Assist the Parks and Recreation Director in developing new parks and recreation programs for benefit of the community
- c. Assist the Parks and Recreation Director with volunteer efforts for city events
- d. Assist the Parks and Recreation Director in enlisting sponsorship for city events or parks and recreation programs on behalf of the Director and only with the express permission of the Director
- e. Assist the Parks the Recreation Director with finding and pursuing grant opportunities and new revenue streams to improve city parks and recreation programs and offerings

The city's Board of Commissioners and City Manager retain all budgetary authorities over the Parks and Recreation department provided to them in the city charter and associated ordinances. All city events and programming changes will be briefed for approval to the Board of Commissioners during city Work Sessions.

Section 2

CONCLUSION

201. Severability. Each section, subsection, paragraph, sentence and clause of this ordinance is declared to be separable and severable. The invalidity of any section, subsection, paragraph, sentence or clause shall not affect the validity of any other provision of the ordinance.

202. Repealer. All ordinances and parts of ordinances, which are inconsistent with the provisions of this ordinance, are hereby repealed to the extent of such inconsistency.

This ordinance shall become effective after final reading and publication of the caption of this ordinance in a newspaper of general circulation in the town.

Passed this: day of _____, 2025

First Reading: _____

Second Reading: _____

Mayor

Attest:

City Recorder

Chapter 58 - PARKS AND RECREATION

Footnotes:

--- (1) ---

Editor's note— Ord. No. 20-742, adopted May 19, 2020, removed and replaced ch. 58 in its entirety with the provisions herein set out. Former ch. 58 pertained to the same subject matter and derived from Ord. No. 93-201, adopted October 19, 1993; Ord. No. 09-555, adopted October 20, 2009; Ord. No. 11-592, adopted September 20, 2011; and Ord. No. 12-609, adopted January 15, 2013.

Cross reference— Environment, ch. 32; streets, sidewalks and public places, ch. 74; zoning, ch. 90; subdivisions, app. A.

ARTICLE I. - IN GENERAL

Sec. 58-1. - Definitions.

Unless otherwise expressly stated, whenever used in this chapter the following terms shall respectively mean and include each of the meanings set forth:

Bathing areas means any area maintained for the use of bathers including the water area and lands under water adjacent thereto under the jurisdiction board.

Bridle path means any path or road maintained for persons riding on horseback.

Bicycle path means any path, road, or trail maintained for persons riding on bicycles, but not motorized motorcycles.

Foot path means any path, road, or trail maintained for pedestrians.

Omnibus shall include any vehicle held and used for transportation of passengers for hire.

Owner means any person owning, operating or having the use or control of a vehicle, animal or other property under a lease or otherwise.

Park or parks. The term park or parks unless specifically limited, will be deemed to include all parks, parkways, playgrounds, athletic fields, tennis courts, golf courses, swimming pools, picnic shelters, Community Center building, and other recreation areas and amenities serving thereto, under the control of the board and/or within the City of Millersville.

Permit means any written authorization issued by or under the authority of the board for a specified park privilege permitting the performance of a specified act or acts in the park.

Playground area means any area maintained or designated as a playground, and including all territory under the supervision and control of the board adjacent to and within 12 feet thereof.

- **ARTICLE II. - PARKS AND RECREATION ADVISORY BOARD**

- **Sec. 58-31. - Creation of board; members.**

There is hereby created a parks and recreation advisory board consisting of nine members appointed by the mayor with the consent of the board of commissioners and two additional ex-officio non-voting members, one being a member of the board of commissioners and one being a member of the planning commission, also appointed by the mayor with the consent of the board of commissioners.

(Ord. No. 20-742, Exh. A, 5-19-2020)

- **Sec. 58-32. - Powers and duties.**

The board shall develop rules and regulations of organization and procedure which shall be subject to approval by the board of commissioners. The board shall have control and jurisdiction over all playgrounds, community and recreation centers, public parks, and other lands acquired by the city for such purposes, and shall recommend to the board of commissioners rules of operation for all such facilities, as well as the laying out and improving of such properties. The board of commissioners shall review all such recommendations and shall approve or amend the same.

(Ord. No. 20-742, Exh. A, 5-19-2020)

- **Sec. 58-33. - Election of members; duties.**

A chairperson, a vice-chairperson and a secretary shall be elected by the parks and recreation advisory board members. These offices shall be elected annually by the voting members of the board.

(Ord. No. 20-742, Exh. A, 5-19-2020)

- **Sec. 58-34. - Meetings of the board.**

All meetings of the parks and recreation advisory board shall be held in a public location and shall be open to the general public. The board shall meet on a regular monthly basis, the location, day and time to be set in the bylaws of the board. The agenda for regular meetings shall be posted at the door of City Hall and at the door of any building regularly used for such meetings at least 24 hours in advance of the meeting. The agenda for any meetings other than the regularly scheduled monthly meeting shall be posted in a similar fashion at least 48 hours prior to such meeting.

(Ord. No. 20-742, Exh. A, 5-19-2020)

- **Sec. 58-35. - Bylaws.**

The bylaws for the parks and recreation advisory board shall [be] adopted by majority vote of the Millersville Board of Commissioners and shall set forth regulations pertaining to the powers and duties, membership, election of officers, meetings, and order of business of the parks and recreation advisory board. Amendments to the bylaws shall be adopted by the board of commissioners.

(Ord. No. 20-742, Exh. A, 5-19-2020)

CITY OF MILLERSVILLE, TENNESSEE

ORDINANCE 25-830

**AN ORDINANCE TO AMEND SECTION 13.3 AND SECTION 13.4 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, there are concerns related to the usage of blade banners and inflated characters for advertising on a permanent basis, and,

WHEREAS, the temporary usage of blade banners and inflated characters on a limited, temporary basis with certain restrictions may alleviate some of the concerns of their use and such signage may prove useful to promote commerce within the City of Millersville, and,

WHEREAS, The City of Millersville Planning Commission met on September 9, 2025, and provided a recommendation for a proposed amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee that Sections 13.3 and 13.4 of the Zoning Ordinance of the City of Millersville are amended as follows after the second reading of this ordinance:

Amend Section 13.3 (Additions in *italics and highlighted*; deletions in ~~striketrough~~):

13.3.2.10.D Temporary Blade Banners

For one time period up to 30 days each calendar year, a business located in the GC, General Commercial Zoning District or HC, Heavy Commercial Zoning District with an active business license in the City of Millersville may utilize blade banners for advertising. Such temporary blade banners must advertise an on-premises business. The blade banner signs must be in good condition and not torn or faded. There may be one such sign for every 50' of road frontage for the lot up to a maximum of 6 such temporary blade banners. The maximum height of 8.5 feet and a maximum sign face of 35 square feet for each side is permitted for each temporary blade banner. There must be at least 20' separation between the temporary blade banner signs. The temporary blade banners should be placed in such a way that they do not interfere with the ability of bicyclists, pedestrians, or drivers to travel safely. The temporary blade banners must be properly secured to the ground. A permit is required.

13.3.2.10.E Temporary Air Dancers

For one time period up to 15 days each calendar year, a business located in the GC, General Commercial Zoning District or HC, Heavy Commercial Zoning District with an active business license in the City of Millersville may utilize an air dancer for advertising. Such temporary air dancer must advertise an on-premises business. The temporary air dancers must be in good condition and not torn or faded. There may be one such air dancer for every 300' of road frontage for the lot up to a maximum of 2 such temporary air dancers per lot. The maximum height of 16 feet is permitted for each temporary air dancer. The temporary air dancer(s) should be placed in such a way that they do not interfere with the ability of bicyclists, pedestrians, or drivers to travel safely. The temporary air dancer must be at least 20 feet back from any right of way. The temporary air dancer must be properly secured to the ground. Any extension cord used to provide power to the air dancer must be UL listed for safety and compliance and approved for outdoor use. A permit is required.

Amend Section 13.4 (Additions in *italics and highlighted*; deletions in ~~strike through~~):

A.4. Blade banners, feather flags, swooper flags, teardrop flags, and similar devices. *Please note that such signs may be utilized on a temporary basis subject to the provisions of 13.3.2.10.D.*

5. Inflatable signs including inflated characters, lighter-than-air devices, and other balloon type devices. *Please note that air dancers may be utilized on a temporary basis subject to the provisions of 13.3.2.10.E.*

Passed this _____ day of _____, 2025

First Reading: _____

Second Reading: _____

Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder

August 26, 2025

Mr. Michael Housewright
City Manager
City of Millersville
1246 Louisville Hwy
Millersville, TN 37072

*RE: Grinder Pump Rehabilitation
Bid Proposal Review
Millersville, Tennessee
ES Project No. 24-0436.005*

Dear Mr. Housewright,

The City received one (1) bid for the Millersville Grinder Pump Rehabilitation project which entails the rehabilitation of grinder pump systems, including replacement of aging and obsolete Barnes grinder pumps with thirty-five (35) E/One Simplex Grinder Pump Retrofit Kits and retrofitting four (4) fiberglass tanks with 24" risers. Below is a table of all bid(s) received, ordered from the lowest to highest.

Bidder	Total Bid Amount
Wascon, Inc.	\$118,459.00

The sole bid was evaluated by EnviroScience, Inc., including Project Engineer Sheila Rayman, P.E., and Project Manager, Kevin Wienhold, P.E. Below is the Engineers' summary of the low bid.

Wascon, Inc.

Wascon, Inc. is the low (sole) bidder. The proposed total cost is \$118,459.00. Their bid submission includes all of the required documentation, including bid bond, affidavits, and acknowledgement of Addendum No. 1 (Attachment A).

Wascon has a demonstrated history of producing the type and quality of work necessary to complete this project. Wascon's experience includes servicing each of the City's primary lift stations. The Engineer, therefore, recommends awarding this contract to Wascon.

Should you have any questions or require additional information, please do not hesitate to contact our office at (336) 999-4767 or contact me by email at KWienhold@EnviroScienceInc.com.

Sincerely,



Kevin J. Wienhold, P.E.
Compliance Engineering Manager
Water Resources Engineer

Sent via email



5070 Stow Road
Stow, OH 44224

Addendum No. 1

Date: 8/20/2025

To: ALL BIDDERS

From: Jerry Schrader
City of Millersville
1246 Louisville Hwy
Millersville, TN 37072

Subject: **Grinder Pump Rehabilitation**

Project No.: 24-0436.005

NOTE: This Addendum forms a part of the Contract Documents and modifies the Original Documents dated July 30, 2025 (Project Manual). Acknowledgement of receipt of this Addendum shall be completed by signing page 2. Failure to do so shall subject the Bidder to disqualification.

ITEM A – Revisions to Instructions to Bidders

Page 7, Advertisement for Bids (Section 00 11 00)

- REPLACE first sentence in its entirety with the following: "Sealed Bids for the ARP 2022-8716 - WW-PDC-3 - Millersville Grinder Pump Rehabilitation will be received by Millersville's Public Works Direction, Attn: Jerry Schrader, at 1246 Louisville Hwy, Millersville TN 37072 until 1:00 P.M. local time on **Tuesday, August 26, 2025**, at which time the Bids received will be publicly opened and read."
- REPLACE second sentence in its entirety with the following: "The Project entails the rehabilitation of grinder pump systems, including replacement of aging and obsolete Barnes grinder pumps with **thirty-five (35) E/One Simplex Grinder Pump Retrofit Kits** and retrofitting four (4) fiberglass tanks with 24" risers."

Page 25, Base Bid sheet

- Regarding Item 2.01, REPLACE QTY of "22" with "35".
- Regarding Item 2.02, REPLACE QTY of "20" with "0".
- Regarding Item 2.03, REPLACE QTY of "20" with "0".

ITEM B – Revisions to Technical Specifications

Page 145, Summary (Section 01 10 00 1.1 A.) – REPLACE second sentence in its entirety with the following: "The Project entails the rehabilitation of grinder pump systems, including replacement of aging and obsolete Barnes grinder pumps with **thirty-five (35) E/One Simplex Grinder Pump Retrofit Kits** and retrofitting four (4) fiberglass tanks with 24" risers."

Page 148, Measurement and Payment (Section 01 22 00 16)

- DELETE Paragraph D in its entirety.
- DELETE Paragraph E in its entirety.

Questions and Comments:

Q1: Why are Myers pumps and control panels being removed from the project scope?

A1: After coordination with suppliers and contractors, it has been determined that installation of Myers grinder pumps presents significant constructability challenges. Existing site conditions include aged and brittle conduit that is highly susceptible to damage during pump removal and replacement, as well as compatibility conflicts between the Myers units, existing grinder pump wells, and associated control panels. Due to the likelihood of additional damage arising during installation and the uncertain scope of required modifications, it is not feasible at this time to provide a reliable cost estimate for this work.

Q2: Can Barnes pumps be installed instead of the E/One?

A2: No. The Owner has identified serviceability issues with Barnes.

Q3: Are there Plans identifying which pumps are to be replaced?

A3: No. The materials and equipment to be furnished will be installed at the direction of the Owner and/or Engineer. In general, all pumps to be replaced are located in the City of Millersville on Cove St, Fisher St, Williamson Rd, Slaters Creek Rd, and Woody Lane.

The undersigned acknowledges receipt of this Addendum:

By: Joshua Cravins

Date: 8/22/2025



VORTEX

services

To:	EnviroScience	Contact:	Kevin J. Wienhold, P.E.
Address:	5070 Stow Rd Stow, OH 44224	Phone:	(800) 940-4025
Project Name:	TN - Millersville - Sanitary Sewer Rehab	Email:	kwienhold@enviroscienceinc.com
Project Location:		Bid Number:	2506744
		Bid Date:	8/22/2025

Proposal is figured based on HGAC Contract #TP07-25

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
P48	Mobilization - Tennessee	1.00	EACH	\$23,500.00	\$23,500.00
H137	Silt Fence Type A, Complete	0.00	LF	\$27.00	\$0.00
H140	Inlet Sediment Trap	0.00	EACH	\$475.00	\$0.00
O1	Single Lane Closure	4.00	EACH	\$2,500.00	\$10,000.00
J1	Set up 4" pump and piping including up to 1000 feet of bypass discharge line	1.00	EACH	\$3,200.00	\$3,200.00
J13	Operate 4" pumping System per pump	2.00	DY	\$1,500.00	\$3,000.00
J14	Operate 4" Hoses - includes up to 20' of suction & 1,000' of lay flat	1.00	DY	\$600.00	\$600.00
J37	Tear down 4" pump and piping including 1000 feet of bypass discharge line	1.00	EACH	\$3,000.00	\$3,000.00
C2	8" x 6.0mm - CIPP Steam / Water Cure	1,409.00	LF	\$63.00	\$88,767.00
A2	Sanitary & CCTV Sewer - 8"	1,409.00	LF	\$4.50	\$6,340.50
C3	10" x 6.0mm - CIPP Steam / Water Cure	564.00	LF	\$75.00	\$42,300.00
A3	Sanitary & CCTV Sewer - 10"	564.00	LF	\$5.00	\$2,820.00
C5	15" x 7.5mm - CIPP Steam / Water Cure	246.00	LF	\$119.00	\$29,274.00
A5	Sanitary & CCTV Sewer - 15"	246.00	LF	\$7.00	\$1,722.00
Q1	4"-6" Installation and cure of lateral liner in <12" dia. Main (up to 10')	1.00	EACH	\$8,500.00	\$8,500.00
Q4	4"-6" Set-up for installations	1.00	EACH	\$8,750.00	\$8,750.00
B36	Set up Fee for Lateral or Mainline Grouting	1.00	EACH	\$15,000.00	\$15,000.00
B37	Lateral Grouting (4-8" laterals, in 8-18" mains)	1.00	EACH	\$2,000.00	\$2,000.00
G17	Rehabilitation (Standard 4-ft Diameter) - 1-inch Geopolymer liner	10.00	VF	\$500.00	\$5,000.00
K34	8" Installation Of End Seal (to Seal Up Around Pipe Penetrations)	12.00	EACH	\$375.00	\$4,500.00
G47	Rebuild Bench and Invert	2.00	EACH	\$675.00	\$1,350.00
G66	Replace manhole frame and cover in Asphalt /Concrete	2.00	EACH	\$2,900.00	\$5,800.00
G62	Adjust manhole frame and cover up to 1 Ft	1.00	EACH	\$1,562.50	\$1,562.50
G64	Raise manhole frame and cover in Asphalt /Concrete	1.00	EACH	\$2,100.00	\$2,100.00
G55	All Sizes Installation of Manhole Chimney Seal	1.00	EACH	\$1,200.00	\$1,200.00
N1	Seeding	4,500.00	SF	\$0.25	\$1,125.00
H142	Hay Bales Complete	5.00	EACH	\$25.00	\$125.00
N3	Repair/Rehab chain link fence with new	0.00	LF	\$67.50	\$0.00
A88	GPS Survey of Manholes & Cleanouts	16.00	EACH	\$195.00	\$3,120.00
C108	6"-12" CIPP Set-up Charge	1,974.00	LF	\$6.00	\$11,844.00
C110	15"-18" CIPP Set-up Charge	246.00	LF	\$30.00	\$7,380.00

Total Bid Price: \$293,880.00

Notes:

- Proposal is based off site visit which includes bypass on the 15" line using a 4" diesel pump and standard dewatering for 2" of flow or less for 8" and 10" using a 3" gas pump.
Any additional dewatering / bypass / or flow control beyond these efforts or greater than 200 GPM will be provided by Others.
- Owner will provide a local area and pay disposal fees to dispose the debris that is pulled from the cleaning process after it is decanted. Disposal site must be less than 10 miles away from job site.
- Owner will provide access to each and every manhole and or structure. This may include but not limited locating, exposing, and raising buried MH's prior to our crew mobilizing.
- If necessary, Owner will provide Permits & Fees. Vortex will provide our standard insurance coverage. OCP or railroad insurance & or longshoreman insurance is not included.
- Mechanical Cleaning / Tuberculation removal not included in bid proposal.
- If bond is needed please add 1.5%.
- Our Bid Proposal is valid for 30 days from the bid date.
- Site Restoration will be performed by Others.
- This is a unit priced contract and the actual billing will be based on installed quantities. If the installed quantities vary greater than 10% of the bid quantities, Vortex reserves the right to adjust our unit price accordingly.
- Existing pipe cleaning is defined as 3 passes or less. If additional passes are required or any mechanical / descaling / root / grease / or tuberculation removal, Vortex will charge an additional fee at an hourly rate of \$285.00/Hr for the Vac Truck + Operator and \$265.00/Hr for the CCTV Truck + Operator.
- Mainline CIPP lining must be completed structure to structure.
- Once our CIPP liner is installed, we will provide post cctv video to show the final CIPP product immediately. One light jetter pass will be included before running the camera down the final CIPP liner. If a final project post cctv is required at the end of the project, it can be provided at an additional rate.
- Standard wages are included. Therefore, Prevailing wages / Union Wage Rates / Apprenticeships are not included in this bid proposal. Client / GC must notify Vortex if the project is Certified payroll prior to contract execution or additional fees may apply.
- Payment terms: Net 30 days. Interest will be added to balances outstanding after 30 days
- Vortex's bid proposal shall be incorporated into the subcontract agreements. Vortex will initiate this project upon an agreement or receipt of a subcontract or purchase order. Copies of payment and performance bonds must be provided to Vortex.
- Any delays besides weather that is outside of our control will be billed at a standby rate of \$1,250 / hour, for the CIPP Lining Crew & \$650/ hour for the Clean & CCTV Crew.
- Owner to provide site access permissions from property owners
- In order to lateral line the service connection, Vortex must grout prior to lateral lining and main line lining.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Vortex Services LLC

Authorized Signature: _____

Estimator: Casey Schultz

(678) 654-8062 cschultz@vortexcompanies.com

Zoning Ordinance amendment allowing the use of blade banners and air dancers as temporary signs

The Millersville Planning Commission voted at its September 9, 2025 meeting to recommend an amendment to the Millersville Zoning Ordinance to the Millersville City Commission that would enable the temporary use of blade banner and air dancer signs in the General Commercial and Heavy Commercial Zoning Districts.

Intent

The intent is to allow blade banners and air dancer signs on a limited, temporary basis

Current settings

Blade banners

- Temporary use for 1 period lasting up to 30 days each calendar year
- On premises
- Max size
 - 8.5' tall
 - 35 square feet sign face/side
- One (1) sign per 50' of road frontage to a maximum of 6
- Minimum distance of 20' between signs
- Must not impair travel safety
- Must be secured to the ground
- Only in the GC and HC Zoning Districts
- Permit is required

Air Dancers

- Temporary use for 1 period lasting up to 15 days each calendar year
- On premises
- Max size – 16' tall
- One (1) dancer per 30' of road frontage to a maximum of 2
- Must not impair travel safety
- Must be secured to the ground
- Must be at least 20' away from any right of way
- Permit is required
- Cord for electrical power must be UL rated and appropriate for outdoor use
- Only in the GC and HC Zoning Districts
- Minimum 30' between signs

CITY OF MILLERSVILLE, TENNESSEE

ORDINANCE 25-~~xxx~~

AN ORDINANCE TO AMEND SECTION 13.3 AND SECTION 13.4 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, there are concerns related to the usage of blade banners and inflated characters for advertising on a permanent basis, and,

WHEREAS, the temporary usage of blade banners and inflated characters on a limited, temporary basis with certain restrictions may alleviate some of the concerns of their use and such signage may prove useful to promote commerce within the City of Millersville, and,

WHEREAS, The City of Millersville Planning Commission met on September 9, 2025, and provided a recommendation for a proposed amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee that Sections 13.3 and 13.4 of the Zoning Ordinance of the City of Millersville are amended as follows after the second reading of this ordinance:

Amend Section 13.3 (Additions in *italics and highlighted*; deletions in ~~strike through~~):

13.3.2.10.D Temporary Blade Banners

For one time period up to 30 days each calendar year, a business located in the GC, General Commercial Zoning District or HC, Heavy Commercial Zoning District with an active business license in the City of Millersville may utilize blade banners for advertising. Such temporary blade banners must advertise an on-premises business. The blade banner signs must be in good condition and not torn or faded. There may be one such sign for every 50' of road frontage for the lot up to a maximum of 6 such temporary blade banners. The maximum height of 8.5 feet and a maximum sign face of 35 square feet for each side is permitted for each temporary blade banner. There must be at least 20' separation between the temporary blade banner signs. The temporary blade banners should be placed in such a way that they do not interfere with the ability of bicyclists, pedestrians, or drivers to travel safely. The temporary blade banners must be properly secured to the ground. A permit is required.

13.3.2.10.E Temporary Air Dancers

For one time period up to 15 days each calendar year, a business located in the GC, General Commercial Zoning District or HC, Heavy Commercial Zoning District with an active business license in the City of Millersville may utilize an air dancer for advertising. Such temporary air dancer must advertise an on-premises business. The temporary air dancers must be in good condition and not torn or faded. There may be one such air dancer for every 300' of road frontage for the lot up to a maximum of 2 such temporary air dancers per lot. The maximum height of 16 feet is permitted for each temporary air dancer. The temporary air dancer(s) should be placed in such a way that they do not interfere with the ability of bicyclists, pedestrians, or drivers to travel safely. The temporary air dancer must be at least 20 feet back from any right of way. The temporary air dancer must be properly secured to the ground. Any extension cord used to provide power to the air dancer must be UL listed for safety and compliance and approved for outdoor use. A permit is required.

Amend Section 13.4 (Additions in *italics and highlighted*; deletions in ~~strike through~~):

A.4. Blade banners, feather flags, swooper flags, teardrop flags, and similar devices. Please note that such signs may be utilized on a temporary basis subject to the provisions of 13.3.2.10.D.

5. Inflatable signs including inflated characters, lighter-than-air devices, and other balloon type devices. Please note that air dancers may be utilized on a temporary basis subject to the provisions of 13.3.2.10.E.

Passed this _____ day of _____, 2025

First Reading: _____

Second Reading: _____

Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder

Discussion of Short Term Rental (STR) Policy

The Millersville Planning Commission voted at its September 9, 2025 meeting to recommend adoption of a municipal ordinance that would regulate Short Term Rentals in the City of Millersville.

The Millersville Planning Commission also voted to recommend an amendment to the Millersville Zoning Ordinance to the Millersville City Commission that would establish Short Term Rentals as a Permitted Use in the following residential zoning districts:

- RR, Rural Residential
- ER, Estate Residential
- SR-1, Suburban Residential
- SR-2, Suburban Residential
- MFR, Multi-Family Residential
- MXR, Mixed Residential
- MXC, Mixed Commercial

Intent

Develop regulations for the requirements for short-term rentals in the City of Millersville

Current settings

- Annual renewal
- Fees - \$150 for owner-occupied; \$200 for non-owner occupied; \$100 renewal
- Fire chief inspection at application and renewal
- Max 5 bedrooms for occupancy
- 2 people per bedroom up to 140 sf; if larger, 1 person/70 sf of bedroom
- Parking requirements include a floor of 2 spots minimum, with a scaled increasing requirement of 1 spot/2 bedrooms beyond that floor; and tying overnight parking capacity to the amount of available spaces at each STR
- Manager or other STR contact must be available on a minimum of 2 hours notice