

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

**Tuesday, July 18, 2023 at 5:30 P.M.  
at Millersville City Hall**

The Millersville Board of Commissioners held their regular meeting at City Hall on Tuesday, July 18, 2023 at 5:30 P.M. with the following board members present: Tommy Long, Mayor; Milton Dorris, Vice Mayor; Commissioners: David Gregory and Cristina Templet. Also present: Scott Avery, City Manager; Holly Murphy, City Recorder/Finance Director; and Jack Freedle, City Attorney.

1. Call to Order.

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

2. Invocation and Pledge of Allegiance.

County Commissioner Jeremy Mansfield gave the invocation followed by the Pledge of Allegiance to the Flag let by Mayor Long.

3. Approve the minutes from the June 20, 2023 Regular Commission Meeting.

**Commissioner Gregory made a motion to approve the minutes from the June 20, 2023 Regular Commission Meeting, seconded by Vice Mayor Dorris. (Vote 4 yea – 0 nay.) Motion carried.**

4. Approve the minutes from the June 29, 2023 Special Commission Meeting.

**Commissioner Gregory made a motion to approve the minutes from the June 29, 2023 Special Commission Meeting, seconded by Vice Mayor Dorris. (Vote 4 yea – 0 nay.) Motion carried.**

5. Approve the minutes from the July 10, 2023 Special Commission Meeting.

**Commissioner Gregory made a motion to approve the minutes from the July 10, 2023 Special Commission Meeting, seconded by Vice Mayor Dorris. (Vote 4 yea – 0 nay.) Motion carried.**

6. **First Reading on Ordinance 23-797 798**, an ordinance amending the City of Millersville official zoning and land use map for Highway 31-W property.

**Commissioner Gregory made a motion to approve Ordinance 23-797 798, seconded by Vice Mayor Dorris. (Vote 3 yea – 1 abstention, with Commissioner Templet abstaining from the vote). Motion carried. Ordinance 23-797 798 passed first reading.**

7. **Resolution 23-R-15**, a resolution to declare certain property surplus.

**Commissioner Gregory made a motion to approve Resolution 23-R-15, seconded by Commissioner Templet. (Vote 4 yea – 0 nay). Motion carried.**

8. Discussion of annexation of Poplar Ridge and Firehouse and where we are at.

City Planner Charlie Pieri advised the Board that he sent letters to the Sumner County Planning Department, Board of Education, and County Mayor's office notifying them of the annexation. Letters were also sent to the most recent owners of the properties to be annexed at their last known address from the Sumner County Tax Assessor's website. He posted the properties today with public hearing signs as well as a copy of the resolution and plan of services

in three public places in accordance with state law. The public hearing will be held next month and the resolution will be voted on in September.

Mayor Dorris asked if there were any plans for development right now and who will be responsible for getting sewer across the road. Charlie said he hasn't been contacted by anyone about development. The cost of the sewer line will be shared by the owners, Mr. John Batey and the White House Community Volunteer Fire Department.

9. Discussion of deannexation of 2186B Tinnin Road and the Highland Rim Racetrack.

Mr. Avery advised that the Tinnin Road property does not have sewer. He feels their fire and police would give good service there but the problem comes from the cell service, which is hitting the towers in Davidson County so Dispatch is sending fire & police from Davidson County. Mr. Avery said when he called the 911 center and had them run the address, it showed Millersville Fire and Millersville Police.

Mr. Avery said the question here is the sewer system because they don't want people deannexing who are on city sewer and that's the issue with the racetrack. They've been on sewer for a long time and even requested to be annexed into the city for the sewer. Mr. Avery will go ahead and put it on the agenda next month since they requested it and the Commission can vote on it. Further discussion will be held at the next work session.

10. Discussion on Building Inspector.

Mr. Avery advised that Commissioner Templet and Commissioner Gregory requested this item be put on the agenda.

Commissioner Templet advised that she wanted to talk more about that position and where we are right now without a building inspector. She asked for an update on how the permits are being handled.

Mr. Avery said they extended their contract with Municipal Inspection Partners for 60 days and they're paying by the inspection. Charlie has taken on all the planning responsibilities and he's doing a good job so far. They do have an agreement with Andrew that they can call him on an hour-by-hour basis if they have something major come up or if they need help with something but Charlie seems to be doing a great job with everything so they're not utilizing that service; just inspections are being done by Municipal Inspection Partners.

Commissioner Templet asked if there is someone taking the phone calls coming in. Mr. Avery said Charlie takes most of those unless it's a question about an inspection then usually Brad handles those or he puts it in the notes for Andrew.

Mr. Avery said he'll start working on an RFP for a proposal next week so they can go out for a contractor.

Commissioner Gregory asked this to be put on the agenda because he had someone call him and they're here tonight to speak about it later.

11. Discussion on moving meetings to consistent time.

Mr. Avery said he put this on here so they can get to a consistent time for the work session and regular meeting. They will still be on the first Monday and third Tuesday.

The consensus was 6:30 meeting times. Mr. Avery said he'll work on putting an ordinance together. He also suggested moving the BZA, Beer Board, and Planning & Zoning meeting times to 6:30 as well and all were in agreement.

12. Discussion on commissioner vacancy and process to fill the opening or approval of resolution calling for a special election to fill the vacancy as per 6-20-110(b) passed April 17 2023.

Mr. Avery referred to the section that the Legislature passed in April that allows them to not wait the 90 days to have a special election if they choose not to. He received five applicants which he emailed them as they came in. He suggested they schedule a special meeting for this

process only and allow each applicant a time limit to talk and then the Commission can vote on an appointment. Mr. Avery advised if they don't select anyone for the appointment, they will have a resolution on the agenda to call a special election. In talking with the Sumner County Election Commission, they haven't done one in ten years and back then it cost around \$35,000 and we know it will be more now so we'll have to check back with them and also Robertson County for an estimate.

Mayor Long said he hopes they can work it out because they don't need to spend a bunch of money.

### 13. Citizen comments.

Amy Corbitt, 4005 Laurel Court, Library Director of the Millersville Library, expressed how wonderful the summer is going at the library. She thanked everyone who has participated in their events, especially the summer reading program, and for those who have donated to the movie and lunch program. She was super excited to share that the attendance for the summer reading program has doubled from last year (604 so far), their physical circulation (books) has increased 20% and their electronic circulation (e-books, audio books) is up by 131%. She stated that the library is beginning a puzzle exchange and they're also requesting Lego or building block donations. Amy also shared with all in attendance that they can offer additional support to the library by adding 'the friends at Millersville' onto the Kroger Community Rewards. The library gets contributions through their friend's group which helps cover the gaps in their budget. She again thanked the community for all their help and support.

Dan Smagacz, 2220 Ted Dorris Road, stated after four years of promises the paving is finally under way on Ted Dorris Road. He said he owns the 21 acres at the end of the road and asked for an explanation as to why they're stopping 120 yards short of his entrance. Mr. Avery said it's due to the extremely heavy trucks next door to him; he's not going to put new paving down when the trucks will tear it up. Mr. Smagacz said the city is required to provide him services and he doesn't get anything from us - no trash, no sewer, no water, no electricity, they're all from outside sources. He stated he's the highest taxpayer in the city and he has the most valuable piece of land in this city so what does he get for \$24,000 a year in taxes. Mr. Avery advised Mr. Smagacz to put his questions in writing and the Mayor will get him answers but they're not here to debate.

Tara Turner, 1151 Langbrae Dr., said there's a line of brush down Langbrae and she's called three times for her neighbor, who is disabled, for brush pickup. She said she knows the brush truck is busy but it's a fire hazard. Mr. Turner also requested police patrol in her neighborhood. She said she used to see them often but not anymore, unless there's a call or they're running radar.

Rick Clifford, Slaters Creed Access Rd., said he came in two weeks ago for a framing inspection and was advised the inspector quit. He asked what was he supposed to do and was told he could call Andrew for a private inspection because there was no other option, so he ended up paying Andrew \$350 for a framing inspection so he could keep his job going. He said he hopes the Board will work on this. He also stated that Tim Lassiter is a great inspector and he wished things could get changed around so that could get worked out. Mr. Clifford said he's built houses all his life and when looking for an inspector, you can have someone who looks good on paper but has no common sense and he hopes they will take that into consideration. Mayor Long advised Mr. Clifford that Mr. Avery has since gotten the contract worked out with Mr. Pieri so he shouldn't have any more problems.

Trisha Ryan, 2186-B Tinnin Rd, inquired about her request for deannexation and how to proceed with a petition. Mr. Avery advised that once they move forward on this, he will contact her and give her the information she needs.

Randy Pederson, 1014 Walnut Ct., referred to Item 6, Ordinance 23-797, said he's all for the businesses coming in but he's concerned about the car lots. He said one after the other comes in and they seem to multiply overnight. He wondered what the city is doing to help their growth, to

make it more attractable where people want to move here because of the businesses and car lots aren't going to do that. Mayor Long agreed and advised they have an ordinance in place that doesn't allow any more car lots but they recently had one open because they were grandfathered in.

14. City Attorney comments.

Mr. Freedle advised that the meeting times have to be set by ordinance.

15. City Manager comments.

Mr. Avery said he will draft an ordinance on the meeting times for the next work session. He will also email them tomorrow about setting up a meeting for the commissioner candidate presentations. He announced the next Q&A at 6:00 p.m. on July 26<sup>th</sup> and joining him will be the Fire Chief Brandon Head and Public Works Director Jerry Schrader. He also reminded them of the special meeting next Monday, July 24<sup>th</sup> at 5:00 p.m. on the tax rate.

16. Commissioner comments.

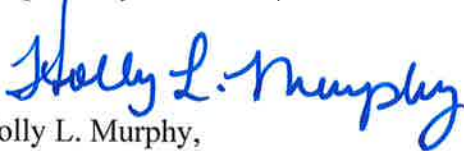
Commissioner Templet thanked the constituents that came out and spoke at the Q&A session. She said they don't always have the answer but it was good to see people coming out and expressing their concerns or desires for the community.

17. Adjournment

**Vice Mayor Dorris made a motion to adjourn, seconded by Commissioner Gregory. (Vote 3 yea – 0 nay.) Motion carried.**

**Meeting adjourned at 6:14 P.M.**

Respectfully Submitted,



Holly L. Murphy,  
City Recorder/Finance Director

