

SEPTEMBER 25, 2023 - BE IT REMEMBERED, that the Hartsville/Trousdale County Commission met pursuant to adjournment with the Honorable Mayor Jack McCall, Commission Chairman presiding, and the follow commissioners present to wit: Beverly Atwood, Tommy Belcher, Shane Burton, Alan Carman, Brian Crook, Will Dennis, Chris Gregory, T. "Bubba" Gregory, Landon Gulley, Richard Johnson, David Nollner, Lesley Overman, Mark Presley, Amber Russell, Lonnie Taylor, David Thomas, and Steve Whittaker.

1. **Open Court** - Shane Burton

2. **Invocation** - Landon Gulley

3. **Pledge to the American Flag** - Shane Burton

4. **Roll Call** - Rita Crowder, County Clerk - **17 PRESENT, 3 ABSENT**

5. **Approval of Minutes**

Motion this court approve the minutes as presented.

Motion by Brian Crook, Second by Chris Gregory

VOICE VOTE

MOTION CARRIED

6. **Announcements**

The Fall Festival will be held on October 14th at the park. The hour will be from 2pm until 7pm. The Christmas for Kids cake walk will begin around 3pm.

7. **Approval/Amendments to the Agenda**

Under Other Business, we will need a motion under the recommendation of Public Works, to send our issues with Trane over to our County Attorney, Branden Bellar for him to pursue.

8. **Citizens' Response to Agenda Items** - None

9. **County Mayor Report** - Jack McCall

- Jail Update: A company has been retained to proceed with Phase 1, Environmental Review. Phase 2 will be bringing in a Structural Engineer to assess the building.
- The parking lot beside Donoho, Taylor & Taylor has been paved. The parking lot at the Sr. Center, the back parking lot at the Administrative building, and the parking lot at the Police Dept. have all been sealed.
- Ward School - access has been given to the EPA to come in and do an assessment.

10. **Committee/Board Reports**

A. **Executive** - Sept 5

B. **Codes & Zoning** - Sept 7

C. **Finance Committee** - Sept 18

D. **Public Works** - Sept 21

E. **Other Reports**

11. **Elections**

A. **Chairman**

Chairman Pro Tempore, Bubba Gregory, opened the floor for nominations. Jack McCall was nominated by Landon Gulley; Lonnie Taylor was nominated by Amber Russell; and Brian Crook was nominated by Mark Presley. Vote was taken by ROLL CALL. Jack McCall received 9 votes, Lonnie Taylor received 6 votes, Brian Crook received 1 vote, 1 abstained, and 3 were absent. **Jack McCall was elected Chairman and immediately took his position.**

B. **Chairman Pro Tempore**

Chairman Jack McCall, opened the floor for nominations. Bubba Gregory was nominated by Landon Gulley and Lonnie Taylor was nominated by Alan Carman. Vote was taken by ROLL CALL. Bubba Gregory received 6 votes, Lonnie Taylor received 10 votes, 1 abstained, and 3 were absent. **Lonnie Taylor was elected Chairman Pro Tempore.**

12. **Active Business**

A. **Appointments**

1) **Library Board**

Kelsey Dickens

2) **Planning Commission**

Arthur "AB" Harper

Motion this court approve both appointments.

Motion by Mark Presley, Second by Shane Burton

VOICE VOTE

MOTION CARRIED

B. **Resolutions – none presented**

C. **Ordinances**

PUBLIC HEARING AND SECOND READING

1) **Ordinance 295-2023-32** Amend Personnel Policy - Nepotism

Motion this court close this Public Hearing.

Motion by Landon Gulley, Second by Shane Burton

VOICE VOTE

MOTION CARRIED

Motion this court approve this Ordinance - 2ND Reading

Motion by David Thomas, Second by Beverly Atwood

VOICE VOTE

MOTION CARRIED

2) **Ordinance 296-2023-33** Amend Zoning Resolution Section 5.045

Motion this court close this Public Hearing.

Motion by Landon Gulley, Second by Chris Gregory

VOICE VOTE

MOTION CARRIED

Motion this court approve this Ordinance - 2ND Reading

VOICE VOTE

MOTION CARRIED

FIRST READING

3) **Ordinance 297-2023-34** Amend Zoning Ordinance of Hartsville, TN; Article IV Supplementary Provisions applying to Specific Districts by Adding Sect. 4.143 Commercial and Industrial Architecture Standards

Motion this court deny this Ordinance - 1ST Reading

Motion by Brian Crook, Second by Amber Russell

ROLL CALL, BOOK 3, PAGE 225 - 3 YES, 14 NO, 3 ABSENT

MOTION FAILED

Motion to amend the language of this Ord., Section B. to read "Prohibited wall materials shall not be used on any road fronting exteriors."

Motion by David Thomas, Second by Lesley Overman

After more discussion, motion was made to amend the amendment to amend language to "prohibited shall not be used on road frontage exteriors"; Add metal siding to limited materials; Add stucco and block to preferred materials; Remove the wording of "Industrial"

Motion by David Thomas, Second by Landon Gulley

ROLL CALL, BOOK 3, PAGE 225 - 10 YES, 5 NO, 2 ABSTINCTIONS, 3 ABSENT

MOTION CARRIED

Motion this court send this Ordinance back to Codes and Zoning

Motion by Chris Gregory, Second by Lonnie Taylor

ROLL CALL, BOOK 3, PAGE 225 - 13 YES, 4 NO, 3 ABSENT

MOTION CARRIED

D. **Budget Amendments - None**

E. Notaries

- Sarah Curtis
- Tonya Young

Motion this court approve these Notary applicants.

Motion by Brian Crook, Second by Chris Gregory

VOICE VOTE

MOTION CARRIED

13. Other Business

A. Proposed Wheel Tax Discussion

No discussion took place on this matter, since it had been discussed during work session.

- B.** It had been recommended by the Public Works Committee to have Co. Attorney Branden Bellar pursue legal action against Trane, the company that has installed the new HVAC system in the courthouse.

Motion was made to allow Co. Attorney Bellar to address the courthouse issue with Trane.

Motion by Beverly Atwood, Second by Shane Burton

VOICE VOTE

MOTION CARRIED

- C.** Commissioner David Thomas announced that he would like to schedule a Codes & Zoning meeting for Oct. 5th at 6:00pm at the Mayor's office.

14. Public Comment

Nate Ellis wanted to know if there has been any discussion on dilapidated buildings. Mayor McCall stated that letters have been sent out and they have just been following the process. He asked the commission what their thoughts on hiring an outside Codes Enforcer to work on these matters that would also include barking dogs, abandoned cars, and any other code violations.

15. Adjourn

Motion this court adjourn

Motion by Landon Gulley, Second by Chris Gregory

VOICE VOTE

MOTION CARRIED

Voting Record

Monday, September 25, 2023

		Roll Call	ORD 297-2023-34 Comm/Ind Standards 1st Reading Motion to Deny	ORD 297-2023-34 Comm/Ind Standards 1st Reading Motion to Amend Language	ORD 297-2023-34 Comm/Ind Standards 1st Reading Motion to Send back to Committee
Motion			CROOK	THOMAS	C GREGORY
2nd			RUSSELL	GULLEY	L TAYLOR
10	Atwood Beverly	Y	N	N	Y
10	Belcher Tommy	Y	N	Y	Y
2	Burton Shane	Y	N	Y	N
6	Carman Alan	Y	N	Y	Y
3	Cothron Grant	OUT	OUT	OUT	OUT
8	Crook Brian	Y	Y	N	N
5	Dennis Will	Y	N	ABS	Y
3	Ford Jerry	OUT	OUT	OUT	OUT
7	Gregory Chris	Y	Y	Y	Y
4	Gregory T. Bubba	Y	N	Y	Y
2	Gulley Landon	Y	N	Y	N
9	Johnson Richard	Y	N	N	N
7	Kerr Judy	OUT	OUT	OUT	OUT
1	Nollner David	Y	N	Y	Y
5	Overman Lesley	Y	N	ABS	Y
1	Presley Mark	Y	N	N	Y
6	Russell Amber	Y	Y	N	Y
4	Taylor Lonnie	Y	N	Y	Y
9	Thomas David	Y	N	Y	Y
8	Whittaker Steve	Y	N	Y	Y
Count	Yes	17	3	10	13
	No	0	14	5	4
	Abstain	0	0	2	0
	Absent	3	3	3	3
			FAILED	PASSED	PASSED

Chairman Election Jack McCall (JM) Lonnie Taylor (LT) Brian Crook (BC)	ProTempore Election T Bubba Gregory (BG) Lonnie Taylor (LT)
JM	BG
JM	BG
LT	BG
JM	LT
OUT	OUT
LT	LT
JM	LT
OUT	OUT
LT	LT
JM	ABS
JM	BG
JM	BG
OUT	OUT
LT	LT
JM	BG
BC	LT
LT	LT
ABS	LT
JM	LT
LT	LT
MCCALL	GREGORY
9	6
TAYLOR	TAYLOR
6	10
CROOK	
1	
ABSTAIN	ABSTAIN
1	1
ABSENT	ABSENT
3	3

Hartsville/Trousdale Executive Committee Regular Meeting

Meeting Minutes

September 5, 2023 - 6:00 P.M. – Trousdale County Mayor's Office

Present: Jack McCall, T. Bubba Gregory, Beverly Atwood, David Thomas, Leslie Overman, Will Dennis and Shane Burton

Absent: *Landon Gulley*

1. Meeting Called to Order: Jack McCall, Chair

2. Approval of Minutes

Motion made by Thomas and 2nd by Overman to approve August 7, 2023, minutes. All in favor.

MOTION CARRIED

3. Reports from Committees:

A. **Audit - Atwood** - No meeting.

B. **Codes and Zoning – Thomas** - Meeting scheduled for September 7th at 6:00 p.m. regarding review of the Ordinance handout to amend the zoning ordinance of Hartsville. Only for new commercial and industrial street facing buildings. We have reviewed building materials regarding this. Most buildings on McMurry Blvd already meet these requirements. Another review batch will be on agricultural and residential ordinances. We may have a total review of them all by January 2024.

C. **Emergency Services - Overman** – Next meeting is tentatively October 11.

The mayor received some numbers from Mr. Batey. Although it has been decided to wait to appoint the Chief of Rescue until we have the consultant to combine the two.

D. **Finance** – Next meeting is scheduled for September 18th. Wheel tax will be discussed and on the agenda. Congratulations to Mr. Gulley & his wife as they are expecting.

E. **Law Enforcement - Burton** – No meeting.

F. **Personnel - Dennis** – Met July 12th waiting to hear back from department heads. No meeting scheduled at this time – September is pending.

G. **Public Works - T. Gregory** – No meeting. The courthouse is comfortable and cool. Putting a list together regarding the work done. Some items were not checked off the list. An updated walk-through list will be compiled and sent to Mr. Bellar.

BCBS project is still in the process of moving forward.

Parker family has asked about the wooden plaque that was at the park. Checking with Cliff in regards to it.

Auction online of the surplus is not going well.

4. Other Discussion:

A. Revise EMS Waiver policy – 3 county employees have taken ambulance rides. Need to look at the write off policy.

B. Jail Update – Starting the initial phase and will then move to Phase 2. Ordering an evaluation of the building with a construction engineer to review. Planning to visit a couple of jails in the next few weeks. We will get the things to Mr. Langford for numbers. The storm blew a tree on top of the jail, half in the creek and the other on top. Some kitchen vents were damaged. Ray has talked with insurance and the inmates were working on some repairs.

C. Wheel tax discussion at work session – Many have said they do not want it and think \$100 is to much. Some are having a hard time with the thought of building satellite stations. You will need bigger water

lines and more fire hydrants. Looking to see if we can get a grant writer part time that could write grants so that we may be able to write some of these costs.

- D. Community Center – Had some complaints of people staying past the 10:00 p.m. guidelines and not cleaning up. Also, some discussion of people with alcohol on the premises. The lease agreement states: no alcohol, be out by 10:00 p. m. and clean up. May need a placard put up of the rules and guidelines. Also believe the fees are too cheap. Gregory is going to bring these up at the next Public Works Meeting.
- E. Planning Appointment – considering A.B. Harper.

5. Public Comment

None

6. Adjourn

Motion made by Gregory and 2nd by Dennis. All in favor.

MOTION CARRIED

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

BUDGET & FINANCE COMMITTEE

SEPTEMBER 18, 2023 | 6:00 PM | TC COMMUNITY CENTER

MINUTES

Members Present: 4/5

Landon Gulley, Chair

Beverly Atwood

Bubba Gregory, Vice Chair

Will Dennis

Members Absent: Jerry Ford

Others Present: Hon. Branden Bellar, Mayor Jack McCall, Sheriff Ray Russell, Robby Atwood, David Nollner, and members of the public.

The meeting was called to order at 6:00pm by Chairman Gulley. A quorum was determined with 4 members present.

Review Minutes from August 21 meetings.

Bubba Gregory made a motion to accept minutes; seconded by Beverly Atwood

MINUTES ACCEPTED

Financial Statements

Trustee Cash Balance Statement – August 2023

Financial Summaries – August 2023

Investment Income is coming in strong due to higher interest rates.

101-58400 Other Charges was questioned at 80+% This function holds one time expenses for the year such as our Liability Insurance Premiums. This is also where the monthly fuel expenses are held until disbursed amongst departments.

101-91120 Park Grant Funding is showing 88% due to a purchase order for the equipment. This is an encumbrance and not spent funding.

116-55732 Several maintenance items with vehicles have been made. This also includes the purchase of a backhoe and a purchase order for a work truck.

118-55130 PRN work is taking place and Chief Batey is managing the overtime concern.

151 Debt Services – all debt is at fixed rates now.

Budget Amendments

FUND 101 – COUNTY GENERAL

101-04FB	New Positions: Mayor's Office / Sheriff's Office	\$	70,719
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The Accounting department is requesting a position for a Payroll Clerk. Currently one staff member takes on both Accounts Payable and Payroll. The amount of vendor checks has grown exponentially over the years and has become a full-time position. Payroll has been streamlined, but we are still on manual timesheets that must be checked for accuracy and per policy. Several of the timesheets come in incomplete or miscalculated. A lot of the miscalculations stem from employees and supervisors not understanding or not referring to the Personnel Policy.

Dennis asked if we have looked into outsourcing payroll with a company such as Paychex. Mayor stated that has not been looked at recently, but he is open to the idea.

Gulley would like to look into more information on this request and asked for it to be deferred to the next meeting.

Sheriff Russell is asking for an additional dispatcher. It was stated that this should have been approved during the budget process, but he was told that there was funding was not in place for

an eighth dispatcher. Committee asked for clarification on the request and would like to defer the matter to the next meeting.

Motion by Beverly Atwood to postpone BA 101-04FB to the next meeting; seconded by Bubba Gregory. MOTION CARRIED
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Discussion / Public Comment

Discussion for the proposed wheel tax was opened to all in attendance. No material is being presented currently. Hon. Bellar wishes to have everything in order before bringing it before the legislative body. The method for passage is also up for discussion on how the Commission would like to move forward.

Gulley appreciates the community input so far and welcomes more. We are still waiting on firmer numbers to base the decision and have a better understanding of the projects ahead. Definitely need to be looking at revenue streams for the projects.

Nate Ellis (member of the public) appreciates all the work the commissioners are putting into getting the wheel tax put together. Average American family is paying \$700 more a month in expenses than last year. Understands that this also affects the government in making sure its employees are taken care of. The proposed \$100 levy will greatly affect those with multiple vehicles. Consider other budget cuts to move funding towards these projects. Believes the \$100 levy is excessive. Is it possible for savings to come from other projects, loans and lessen the tax levy amount?

Adjourn

Motion by Beverly Atwood; second by Bubba Gregory

Meeting adjourned at 6:40pm

*Minutes presented by
Amy Thomas*

PUBLIC WORKS COMMITTEE MINUTES

Meeting Date: September 21, 2023, 6 p.m., Community Center

Present: Bubba Gregory, Chris Gregory, Mark Presley, Lonnie Taylor, Richard Johnson, Alan Carman, County Mayor Jack McCall, Public Works Director Cliff Sallee

Others Present: Public Works staff Kerri Garner, Callie White, Beverly Atwood, County Attorney Branden Bellar

Chairman Bubba Gregory called the meeting to order.

Minutes of the August 23, 2023 meeting were reviewed. Motion to approve by Taylor, second by Johnson. Motion approved.

Discussion held on 2023 pool season. Sallee provided updated financials on 2023 season, lost of \$12,788.89, on par with previous years, per Cliff. Public Works will begin winterizing pool next week, pool will need liner work in spring (PW had hoped to have that done in fall but couldn't). B.Gregory asked if pool would be operable in 2024. Sallee said it should unless something major occurs. Sallee is getting quotes for cement work, last done in 2011 and is reaching end of useful life.

Discussion turned to playground. Equipment sale brought \$4,433.50 at auction (Sallee provided handout with specifics). Buyers supposed to remove within 30 days, otherwise county will look at contractors to do so. B.Gregory asked timeline of installing new equipment, Sallee was unsure. Presley asked about gazebo, Sallee said there was no way to move it; had to be taken to landfill.

Commissioner Atwood asked if the fence posts could be reused. Committee noted its intent to do so but that no specific idea has been settled upon. Atwood asked if another fundraiser with more boards might be an option. Mayor McCall said he has spoken with Trey Parker family and that they would like some kind of ceremony around May 26, 2024.

Discussion turned to courthouse. C.Gregory noted that he had asked county attorney to attend in case committee needed advice on best way to proceed. Sallee said there is a list of items that still need fixing and that a couple have been done: cleanup and getting electrical permit. A walkthrough has been done and that list may grow. Oscar has not been paid yet and Elmore won't work for them, per Sallee. Others have backed out of doing ceiling work. Sallee was asked if PW has been coordinating with Trane, have done so but less with subcontractors. Taylor noted that Trane is ultimately responsible and that the answers TC has been getting are not good enough. Bellar advised that county allow inspection and get report, Sallee said inspection has been done but he has not received report yet.

Motion by Taylor to recommend that County Commission authorize Bellar to initiate legal action against Trane, second by C.Gregory. Motion approved.

C.Gregory asked if there was anything upstairs preventing Commission from resuming meetings in spite of other damage. Sallee noted that recording and voting system has not been set up for new Commission, tech was supposed to have done so already but hasn't. Taylor said he can put us in touch with guy who installed, also noted that electrical issues make it unsafe to return.

Discussion turned to generators. One behind Administration Building has been down for just over a year, unsure if can be fixed but has been looked at. Some contractors have said parts are obsolete for current one. County has talked to Caterpillar about purchasing cooperative. Estimate would be \$40,000 to replace. Atwood asked how old that generator is. Sallee didn't know but said it was there when the building was Bank of Hartsville.

Discussion turned to Community Center. B.Gregory asked committee to examine hours & rental fees, asked if there was list of rules. Sallee said it is in rental agreement, not on site. Mayor noted that Fifth Quarter post-

football games have been issue on Friday nights, FCA has taken responsibility for cleanup of those events. Mayor also noted that with football ending 9:15-9:30 p.m., having an event end at 10 is probably not reasonable. Mayor also noted that fees are occasionally waived depending on circumstances.

Taylor asked if any changes should come from committee or full Commission. Sallee said he has looked for any ordinances regarding Community Center but has been unable to find one. Atwood noted that park rules state must be out by 10 p.m.; mayor asked if some events occasionally run past that. Atwood said if rental fees are waived, then group renting should be responsible for cleanup instead of county, also advocated putting list of rules in the building.

B.Gregory asked about rental fees. Taylor suggested breaking down into increments instead of all-day rental for one fee. Atwood suggested comparing with other nearby facilities, said \$100 doesn't pay for utilities if rented all day. Sallee noted sometimes one AC unit is heating and other is cooling, asked if they could be operated remotely or locked. C.Gregory asked if there was ordinance just for Community Center, Sallee said was supposed to be one for all county buildings available for public use. Sallee said also getting quotes on laminate flooring for building as carpet has held up well but probably needs replacing.

Motion by Presley to allow Fifth Quarter/FCA to use Community Center after home football games until 11 p.m., with cleanup done by 11:30, second by C.Gregory. Motion approved.

Mayor noted that rental fees are rarely waived, committee noted need for a policy in that regard. Bellar noted that wording in charter puts waiving fees ultimately under mayor's authority as part of overseeing executive departments. Committee will look at all policies/rules at future meeting.

B.Gregory asked about bikes on walking track in park, noting recent questions on social media. Sallee said it is posted and that complainants can call PW or park security to have addressed. Taylor asked if inline skates or skateboards have been issue, rarely according to Sallee.

Discussion turned to school tipping fees for trash pickup. According to Sallee, under Mayor West (2010-2014) the school system stopped paying trash pickup bills once funds in its budget ran out. C.Gregory asked if this means they've been shortchanging county for almost 10 years, yes per Sallee. PW staffer Kerri Garner estimated county is losing \$800 to \$1000 monthly. Sallee said there is not a contract in place, with Kerri noting that schools have trash picked up as many as 48 times per month. Taylor asked how long a negotiated rate had been in place, Sallee was unsure as no contract was ever signed that he could tell. B.Gregory added he had no memory of any agreement between PW and schools on trash rate.

Sallee also noted that school caution light on East McMurry near TCES has been hit by vehicle twice in last month or so. PW has repaired in the past and other small maintenance per deal when county went metro. Taylor asked if it is on municipal property, it is not. Carman asked if schools pay for lights at other schools, they do not. Mayor noted that schools also want to replace computers that control these lights, estimate of \$8,000. Bellar asked if person who hit light was prosecuted, noting that restitution could be part of that. No one was aware of any prosecution. Sallee said schools could wait until next budget year for computers. Mayor noted that schools wanted county to pay for all computers, he and Dr. Satterfield had discussed each paying two but no agreement reached.

Sallee said surplus vehicle sale had brought in \$11,248, all has been received except \$6,850 for Mack truck.

Sallee also mentioned four to five roll-offs at Convenience Center that need replacing, have been patched so much they really can't anymore. They could bring some money on GovDeals, Sallee noted. C.Gregory asked if needed to be declared surplus, Sallee said there are no identifying markers so no.

Motion by C.Gregory to allow PW to sell these, second by Presley. Motion approved.

Floor opened to public comment. Sallee noted that sheriff wants some stuff in storage cleaned out, PW will see if any is repairable or usable. Atwood asked about Christmas lights, Sallee said poinsettias cost around \$1,000 or up to \$600-700 for smaller ones. Mayor noted that Downtown Revitalization Committee has bought a 22-foot Christmas tree. Sallee also said V&C glue factory offered day of labor to mulch downtown area last year, offering two days this year Oct. 17-18. G&L Garden Center also ordering new azaleas. Presley asked about houses w/ code violations, Bellar said send addresses to him and he can refer to codes office for enforcement.

Next meeting scheduled for Wednesday, Oct. 25 at 6 p.m. at Community Center. Motion to adjourn by Taylor, second by Johnson. Motion approved.

Minutes presented by Chris Gregory