

REGULAR MEETING OF
THE HARTSVILLE/TROUSDALE COUNTY COMMISSION

<i>Jack McCall</i> Chairman	<i>Beverly Atwood</i> <i>Tommy Belcher</i> <i>Shane Burton</i>	<i>Brian Crook</i> <i>Will Dennis</i> <i>Jerry Ford</i>	<i>Richard Johnson</i> <i>Judy Kerr</i> <i>David Nollner</i> <i>Lesley Overman</i> <i>Mark Presley</i>	<i>Amber Russell</i> <i>Lonnie Taylor</i> <i>David Thomas</i> <i>Steve Whittaker</i>
<i>T. Bubba Gregory</i> Pro Tempore	<i>Alan Carman</i> <i>Grant Cothron</i>	<i>Chris Gregory</i> <i>Landon Gulley</i>		

MONDAY, SEPTEMBER 25, 2023 | 7:00 P.M. | TC COMMUNITY CENTER

Work Session **Monday, September 18, 2023** | 7:00PM | TC Community Center

AGENDA

- 1. Open Court**
- 2. Invocation** – Landon Gulley
- 3. Pledge to the American Flag** – Shane Burton
- 4. Roll Call** – Rita Crowder, *County Clerk*
- 5. Approval of Minutes**
Minutes of the August 28, 2023 Commission meeting have been distributed.
- 6. Announcements**
- 7. Approval / Amendments to the Agenda**
- 8. Citizens' Response to Agenda Items**
If you wish to speak to the Commission about a matter on this month's agenda, please sign in at the podium. You will be called to address the Commission at the proper time.
- 9. County Mayor Report** – Jack McCall
- 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
 - B. Chairman Pro Tempore
- 12. Active Business**
 - A. **Appointments**
 - 1) **Library Board**
 - 2) **Planning Commission**
 - B. **Resolutions**
 - C. **Ordinances**
PUBLIC HEARING AND SECOND READING
 - 1) **Ordinance 295-2023-32** Amend Personnel Policy – Nepotism
 - 2) **Ordinance 296-2023-33** Amend Zoning Resolution Section 5.045FIRST READING
 - 3) **Ordinance 297-2023-34** Amend Zoning Ordinance Adding Section 4.143

D. Budget Amendments

E. Notaries

- *County Clerk will present names at Commission meeting.*
Notary applications are due by noon on the 4th Monday of each month.

13. Other Business

- A. Proposed Wheel Tax Discussion

14. Public Comment

15. Adjourn

MINUTES

AUGUST 28, 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 following commissioners present to wit: Beverly Atwood, Tommy Belcher, Shane Burton, Alan Carman, Grant Cothron, Brian Crook, Will Dennis, Jerry Ford, Chris Gregory, T. "Bubba" Gregory, Landon Gulley, Richard Johnson, Judy Kerr, David Nollner, Lesley Overman, Mark Presley, Amber Russell, Lonnie Taylor, David Thomas, and Steve Whittaker.

1. **Open Court** - Sheriff Ray Russell
2. **Invocation** - Mark Presley
3. **Pledge to the American Flag** - David Nollner
4. **Roll Call** - Rita Crowder, County Clerk - **20 PRESENT, 0 ABSENT**

5. **Approval of Minutes**
Motion this court approve these minutes as presented.
Motion by Brian Crook, Second by Jerry Ford

VOICE VOTE

MOTION CARRIED

6. **Announcements**

- Alpha Games Information (Gil Carter)

Mr. Carter addressed the committee on the upcoming Alpha Games/First Responder Festival that will take place on Sept. 16th at the Hartsville City Park. The time will be from 9am - 4pm. There will be teams from here and surrounding counties there to participate. The event is free and will include food trucks, team competitions, kids' games, vendors, artisans, firetrucks, helicopters, and K-9 & Search Dogs. He encouraged everyone to come out and support this effort.

- Thomas Harper retires from Planning Commission

Mayor McCall presented Mr. Harper with a plaque in honor of his 30 years of dedicated service on the Planning Commission. He also received a gift card and an engraved pocket knife. Mr. Harper was given a standing ovation for his service. As he thanked the commission, he reflected on some of the things he had seen during this time such as dealing with 2 rock quarries and working on the Charter for the county.

7. **Approval / Amendments to the Agenda**
Motion this court approve this agenda as presented.
Motion by Jerry Ford, Second by Chris Gregory

VOICE VOTE

MOTION CARRIED

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

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

- Enbridge has donated \$25,000 dollars to be used towards the Park Project, this will be held in the account until needed. They also donated \$12,000 to Fire Department for some new equipment.
- Mayor McCall and Sheriff Ray Russell have entered in to an agreement to purchase Holder's Tobacco Warehouse. The property will need to be assessed by the EPA and Spirit Architecture will need to evaluate to property as well.

10. **Committee/Board Reports** - See attached minutes.

- A. **Executive** - Aug 1
- B. **Emergency Services** - Aug 9
- C. **Codes & Zoning** - Aug 10
- D. **Finance Committee** - Aug 14
- E. **Finance Committee** - Aug 21
- F. **Public Works** - Aug 23
- G. **Other Reports**

11. **Active Business**

A. **Appointments**

B. **Resolutions**

- 1) **Resolution 2023-24-793** ECD Road Names | Sunrise, Peaceful, Ivybrook

Motion this court approve this Resolution.

Motion by Brian Crook, Second by Mark Presley

VOICE VOTE

MOTION CARRIED

- 2) **Resolution 2023-25-794** Medical Training Assistance

Motion to amend this Resolution to read only active volunteer members of the Fire Dept. and Rescue Squad.

Motion by Lesley Overman, Second by David Thomas

ROLL CALL, BOOK 3, PAGE 224 - 17 YES, 3 NO

MOTION CARRIED

Motion this court approve this Resolution as amended.

Motion by Landon Gulley, Second by Lonnie Taylor

VOICE VOTE

MOTION CARRIED

C. **Ordinances**

- 1) **Ordinance 295-2023-33** Amend Personnel Policy - Nepotism

Motion this court approve this Ordinance.

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 approve this Ordinance

Motion by Lesley Overman, Second by Alan Carman

VOICE VOTE

MOTION CARRIED

D. **Budget Amendments**

FUND 101 - COUNTY GENERAL

101-01GR Senior Center: Grant Funding & Reserves \$ 17,940

101-02R County Clerk: Office Equipment 186

101-03G Election Office: Office Equipment 20,000

Motion this court approve all three Budget Amendments.

Motion by T. "Bubba" Gregory, Second by Beverly Atwood

VOICE VOTE

MOTION CARRIED

FUND 118 - AMBULANCE SERVICES

118-01 PRN positions \$ 26,000

Motion this court approve this Budget Amendment.

Motion by T. "Bubba" Gregory, Second by Chris Gregory

VOICE VOTE

MOTION CARRIED

FUND 141 - GENERAL SCHOOLS

141-01G School Safety Grant \$ 56,497

Motion this court approve this Budget Amendment.

Motion by Jerry Ford, Second by Mark Presley

VOICE VOTE

MOTION CARRIED

E. **Notaries**

S. (Sabrina) Arsenault - Total Group, LLC

J. (Jaqueline) Dillard - Amazon

Motion this court approve these Notaries.

Motion by Chris Gregory, Second by Mark Presley

VOICE VOTE

MOTION CARRIED

12. **Other Business**

County Attorney, Branden Bellar, addressed the commission on behalf of the Hartsville Trousdale Water and Sewer UD. They need authorization to enter into an agreement with Napoli Shkolnik PLLC Attorney at Law PFAS Recovery Program. This is a multi-plaintiff lawsuit over multiple districts that allows for all utilities to register and recover any current and projected future expenses for testing and treatment remediation due to PFAS contamination when a settlement is reached.

Attorney Bellar stated that this only needed commission approval to be acknowledged in the official minutes.

Motion this court acknowledge this agreement.

Motion by Bubba Gregory, Second by David Thomas

VOICE VOTE

MOTION CARRIED

T. "Bubba" Gregory made mention that he had stopped by the Help Center for their open house. He was really pleased with how great everything looked and was told business had been very good. He encouraged everyone to stop by when they get a chance. Chris Gregory, who is on that board, agreed with him. He said the hours of operation are 10am - 4pm Monday thru Friday.

Mayor McCall added that any time we can shine the spotlight on the Help Center was great and that they are doing a great job over there.

David Thomas corrected a statement that he made at last week's work session meeting concerning required services for counties. State statutes were updated in 2021 that lists required services for counties. It lists a minimum of one ambulance provided by the county, a surrounding county, or a private entity.

13. **Public Comment** - None

14. **Adjourn**

Motion this court adjourn.

Motion by Amber Russell, Second by Chris Gregory

VOICE VOTE

MOTION CARRIED

**AUGUST 2023
COMMITTEE
MINUTES**

Hartsville/Trousdale Executive Committee Regular Meeting

Meeting Minutes

August 7, 2023 - 6:00 P.M. – Trousdale County Mayor's Office

Present: Jack McCall, T. Bubba Gregory, Landon Gulley, Beverly Atwood, David Thomas, Leslie Overman

Absent: Will Dennis and Shane Burton

1. **Meeting Called to Order** by Jack McCall

2. **Approval of Minutes**

Motion made by Overman and 2nd by Thomas to approve June 6, 2023, minutes. All in favor.

MOTION CARRIED

3. **Reports from Committees:**

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

B. **Codes and Zoning – Thomas** - Meeting scheduled for June 14th at 7:00 p.m. regarding Ault Entertainment Ordinance. Planning has reviewed requested some regulation definitions be added. This has been sent to Mr. Bellar for review. Hoping to have it ready to move to full commission.

C. **Emergency Services - Overman** – Meeting Scheduled for August 9th. We will be reviewing the Resolution regarding EMT training for current employees. If training is provided, they will work for the county for 3 years and paid for the hourly rate during training. Only \$3,000 has been used out of the \$30,000 set for it. Would like to look at revising it for other county employees that may be interested. I will be checking with Mr. Bellar in regards. Class-training starts at the end of this month.

D. **Finance - Gulley** – July meeting was light considering Budget was just approved. Purchasing is on this month's agenda. We will have a called meeting Monday, August 14th at 6:00 p.m. at the Community Center regarding the Wheel Tax Resolution. 2022 failed trying to get it on there. We need a plan, goal and why? If it goes referendum end of October to get ready. I have heard positive feedback; especially since we have some major expenses coming our way.

Thomas: The only negative I have heard is the 40/40/20 – needs to be a capital fund designation. Believe there are some counter points \$300,000 from the prison going into the jail fund per year. The high school was easy to sale because you get a lot of use out of it as a community. Jail is not much use for the community.

Gulley: the 40% is not going directly to the school fund balance its going to the county fund designated for schools (i.e. building projects need, etc.) The other 20% is going to a plan to expand EMS/Fire Rescue satellite buildings throughout the county. This will cost \$100 per vehicle but will save the homeowners on home insurance.

E. **Law Enforcement - Burton** - Absent

F. **Personnel - Dennis** - Absent.

G. **Public Works - T. Gregory** – Pool closed on July 23rd, 2023. Next meeting is scheduled for August 23rd. The new backhoe is here, and they have been using it.

Mayor McCall- Courthouse: Serve pro was here Friday & Saturday cleaning. Main hall floor might be okay. The Election office may need buffing. They will be having training on how to control thermostats and temperatures.

Playground equipment is supposed to start being moved in for Kinley & Horne to come in.

4. **Other Discussion:**

Is there any news on the land for the jail?

This will be coming up at the work session.

Commercial and Residential Resolution will be coming up. This will have preferred building requirements and some prohibitions on new constructions.

5. **Public Comment**

None

6. **Adjourn**

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

MOTION CARRIED

Hartsville/Trousdale Emergency Services Committee

Meeting Minutes

August 9, 2023 | 7pm | Trousdale Community Center, 301 E Main street

Members Present: Lesley Overman, David Nollner, Amber Russell, Brian Crook

Others Present: Mayor Jack McCall, EMS Director Matt Batey, Rescue Chief Daniel Harris, Fire Chief Mark Beeler, Jay Woodard

Absent: Richard Johnson

Chairman Lesley Overman called the meeting to order at 7pm.

Review of Minutes from last meeting

Crook made a motion to approve the minutes as presented. Seconded by Nollner

MOTION CARRIED

DISCUSSION TOPIC EMS REVIEW, presented by Chief Matt Batey

- Discussion of Presented Reports
- Discussion of Rates of surrounding counties ambulance services. Current rates for TEMS are \$600 for BLS and \$700 for ALS. Rates last updated 6-7 years ago.
- EMS Write Off for Review- Motion to approve by Crook, Second by Russell. Motion Carried.
- EMS Write Off for Review-Motion to approve by Nollner, Second by Crook. Motion Carried.

DISCUSSION TOPIC FIRE DEPT REVIEW, presented by Chief Mark Beeler

- Discussion of Presented Reports
- CPR Training completed with new AEDs
- New Brush Truck expected Dec 2023, wreck brush truck at Blankenship's for repair
- Call activity

DISCUSSION TOPIC RESCUE DEPT REVIEW, presented by Chief Matt Batey

- No new chief selected: Was waiting for more info on department mergers. Which is being evaluated by a consultant. Long process.
- New Tahoe getting striping and lighting package.

OTHER BUSINESS

- Discussion of Resolution 2022-20-764-Amending to include Volunteers in this scholarship program. As well as changing some of the stipulations. 3 year term of work to change to 1 year of work with TEMS. Crook would like to include all Trousdale County Residents. Motion to amend and include all Trousdale county residents and send to full commission with favorable recommendation by Nollner, Second by Crook. Motion Carried.

PUBLIC COMMENTS

- None

ADJOURN

- Motion made by Amber Russell to adjourn. Seconded by David Nollner

*Minutes Submitted by
Lesley Overman*

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT
CODES AND ZONING COMMITTEE
AUGUST 12 6:00PM ADMIN BUILDING MAYORS OFFICE
MINUTES

Members Present: 5/6

David Thomas, Chairman
David Nollner
Rick Gregory

Lesley Overman, Sec
Lonnie Taylor, absent

Tommy Belcher
Rosalie Myhan

Chairman David Thomas called meeting to order at 6:00.
A quorum was determined with the members present.

Motion to approve minutes from June meeting made by Nollner, seconded by Belcher, Motion Carried.

Rick Gregory Discussion points-if differing restrictions use the more restrictive of the 2. Some instances will still be separate with urban and county. Swimming pool codes changed to match Building Code. Group housing projects added into county, same as urban. Billboard standards to be worked on by planning commission. Mobile home parks; county standard with sub-section for Urban. Appendix with definitions. Junkyards; take the more Restrictive-Urban. Cemeteries, mini warehouses, general requirements for individual mobile homes, remove the interior inspection by the planning commission from mobile homes, litter/garbage remove the language so that no conflicts with codes and zoning with the exception of the penalties (lien on property), get legal opinion. Shooting range, remove redundancy with rezoning changes put into place with recent ordinance. Telecommunications towers: Remove to match state requirements. Zoning districts: flood plans pulled out into an appendix, overlay not a zoning district, H for urban and T for county distinction. Find definition for fire protection, potentially defined in Subdivisions.

Adult entertainment Ordinance: planning agrees but asked for definitions. Those definitions and such will be on this month's commission agenda.

Motion to Adjourn by Overman second by Nollner

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

BUDGET & FINANCE COMMITTEE

AUGUST 21, 2023 | 6:00 PM | TC COMMUNITY CENTER

MINUTES

Members Present: 4/5

Landon Gulley, Chair

Bubba Gregory, Vice Chair

Beverly Atwood

Will Dennis

Jerry Ford

Others Present: Hon. Branden Bellar, Mayor Jack McCall, Amy Thomas, Rita Crowder

The meeting was called to order at 6:00pm by Chairman Gulley. A quorum was determined with 5 members present.

Review Minutes from July 17 meetings. Chairman Gulley asked to include a statement of the purpose of the Wheel Tax discussion.

Bubba Gregory made a motion to accept minutes with requested language; seconded by Jerry Ford
MINUTES ACCEPTED

Financial Statements

Trustee Cash Balance Statement – July 2023

Financial Summaries w/ projected fund balances – July 2023

Fund 116 expenses does show the purchase of the backhoe for \$127,500.

Fund 151 shows the receipt of the 3.264M to pay off the 2016 Bonds for the CJC and EESI

Budget Amendments

FUND 101 – COUNTY GENERAL

101-01GR	Senior Center: Grant Funding & Reserves	\$	17,940
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Grant award from TN Commission on Aging and Disability (TCAD) to purchase office equipment. Using funding from their reserves to purchase a new storage shed and landscaping.

Motion by T Gregory to approve; seconded by B Atwood. MOTION APPROVED

101-02R	County Clerk: Office Equipment		186
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Using reserve funding to purchase computer equipment – keyboards, mice, etc.

Motion by Ford to approve; seconded by T Gregory

101-03G	Elections: Computer Equipment		20,000
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Grant funding from the TN Secretary of State to be used towards the purchase of computer equipment for the Election Office.

Motion by Ford to approve; seconded by T Gregory MOTION APPROVED

FUND 118 – AMBULANCE SERVICES

118-01	PRN positions	\$	26,000
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Moving funding from the 131 medical staff line item to the 169 line item for part time staff. EMS Director Batey was under the impression that part time staff was not funded. Moving funds to clear up the confusion.

Motion by Dennis to approve; seconded by Ford. MOTION APPROVED

FUND 141 – SCHOOLS

141-01G	School Safety Grant	\$	56,497
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Grant funding for the physical plant safety upgrades. As favorably recommended by the Board of Education.

Motion to approve by Ford; seconded by Atwood

MOTION APPROVED

Purchasing Report *January – June 2023*

Committee requested a more precise breakdown of expenses for Foodland and Institutional Wholesale for the next report.

Motion to accept as presented by T Gregory; seconded by Atwood. MOTION APPROVED

Discussion Items

- Recap of the Aug 14 meeting

Public Comments – *none in attendance*

Adjourn

Motion to adjourn by Atwood; seconded by T Gregory.

Meeting adjourned at 6:24pm

Minutes presented by

Amy Thomas

PUBLIC WORKS COMMITTEE MINUTES

Meeting Date: August 23, 2023, 6 p.m., Community Center

Present: Bubba Gregory, Chris Gregory, Mark Presley, Richard Johnson, Alan Carman, County Mayor Jack McCall, Public Works Director Cliff Sallee (present via video)

Others Present: Public Works staff Kerri Garner, Callie White, Steve Paxton, Crystal Justice

Chairman Bubba Gregory called the meeting to order.

Minutes of the July 19, 2023 meeting were reviewed. Motion to approve by Carman, second by Johnson. Motion approved.

Discussion held on 2023 pool season. Pool lost estimated \$15,300, per numbers provided by Sallee. Sallee noted those numbers could improve, as there are multiple bills from Tri-County that need checking on, also Water Department did not forgive sewer portion of bill like it normally does. Sallee will talk to Tommy McFarland about that. B.Gregory asked if that had been asked before pool opened. Sallee said it had, but he did not follow up.

Discussion turned to courthouse. Trane came last week to train PW staff on system but it wasn't working well. Added 50 pounds of freon but it needed more by morning of August 22. All refrigerant will be pulled and refilled to 150 pounds, expected to be done by Friday or Saturday. Sallee noted that electrical permit was pulled, but has not been inspected yet.

ServPro has cleaned most of building, everything else is almost ready per Sallee. Lee Co. set to give quote on sanding & refinishing floors at future Election Commission site. Part of old boiler is still in basement, needs to be removed. Sallee also wants to fix/replace fence around outside unit, that was not part of original contract. Estimate cost of \$1000 to \$1500. B.Gregory asked if Trane will be responsible for cost of floor repair. Sallee said they can, but PW staff can do it and bill Trane.

Motion by C.Gregory to allow PW to do work and bill Trane, second by Presley. Motion approved.

Discussion turned to Justice Center. HVAC has been running nonstop since building opened, then all four coolant fans went out at same time. Fuses blowing on regular basis as well. Parts have been ordered to fix, estimate 65 days to arrive. B.Gregory asked if covered by warranty, Sallee said no, just one year warranty. Trousdale Comfort & Air is handling fixes.

Steve Paxton asked when Election Commission could get into courthouse, as deadline for March primaries start in October. Sallee said unknown, as AC must be fixed before floors are installed.

Sallee also mentioned generator for Administration Building. Old one had been though unrepairable, but Taylor Generators in White House think they can fix it. TC has gas generator backup but is hard to use, will wait to see if can fix old one or need to buy new.

Discussion held on status of playground. Sallee said all fence posts have been taken up, equipment starting to come down. Old equipment will go for sale online in September. B.Gregory asked when old stuff would be gone, date unknown but won't take long per Sallee. Fence posts are being stored for future use. B.Gregory also mentioned number of leftover bricks from courthouse front, roughly a pallet worth. C.Gregory asked if bricks and fenceposts could be combined in future use at park. B.Gregory pointed out decision needs to be made on those soon.

Discussion held on 2023 BCBS Healthy Grant with Crystal Justice from Justice Business Solutions (worked with Red Boiling Springs on its project). Justice recapped RBS process, noted that county attorney Bellar will be familiar with this as he is also RBS attorney. Justice said RBS received \$879,000

plus \$120,000 for maintenance over 10 years for new playground. B.Gregory asked if any match, no, but project must be on land owned by government or nonprofit. Any project must be open to public.

C.Gregory mentioned park master plan designed in 2020, asked if that would be useful. Justice feels it would, but plan may need updating. Mayor McCall mentioned redoing Little League fields or tennis courts. Justice pointed out Memphis received \$9.5 million grant for civil rights museum. McCall said application would be in 2024, as window runs from Aug. 1-31. Justice said grants usually awarded by October and start the following year. She noted RBS invested \$20,000 to build pad, got \$1 million.

C.Gregory suggested trying to do Little League fields in cloverleaf design as per park master plan.

B.Gregory asked if redoing pool was a possibility. Justice didn't know of any pool projects previously funded, but said BCBS is usually open to new ideas. Presley asked if docks or riverfront were a possibility, probably not. Committee advised to check out BCBS website with list of previous projects.

Presley pointed out that new Hartsville signs across downtown look great.

Floor opened to public comment, none made.

No date scheduled for the next meeting. Motion to adjourn by Presley, second by Johnson. Motion approved.

Minutes presented by Chris Gregory

ELECTIONS / APPOINTMENTS

COMMISSION CHAIR

Nominations:

	Vote Count

Commission Chair: _____

COMMISSION CHAIR PRO TEMPORE

Nominations:

	Vote Count

Commission Chair Pro Tempore: _____

APPOINTMENTS

LIBRARY BOARD

Kelsey Dickens

PLANNING COMMISSION

Arthur "AB" Harper

Motion to approve appointments as presented:

Motion: _____

Second motion: _____

VOICE VOTE

Absent _____

ORDINANCES

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #295-2023-32

**AN ORDINANCE TO AMEND THE PERSONNEL POLICY/EMPLOYEE HANDBOOK FOR
HARTSVILLE/TROUSDALE COUNTY GOVERNMENT**

WHEREAS, the Hartsville/Trousdale County Government is required to develop its own personnel and office policies; and

WHEREAS, our current Personnel Policies were passed by this body in August 2022 and amended April 2023; and

WHEREAS, these policies should be periodically reviewed, updated, and changed when necessary; and

WHEREAS, it is the desire of the Hartsville/Trousdale County Commission to present an updated version of the Personnel Policies for the employees of Hartsville/Trousdale County Government except those employees working for the School System and County Highway Department. These departments currently have their own personnel policies; and

WHEREAS, the policies have been reviewed and presented by the Personnel Committee.

NOW THEREFORE BE IT ORDAINED by the Hartsville/Trousdale County Commission meeting in regular session that the following sections be amended:

Section 1: Section VII, Item T Nepotism shall be amended to read as stated in the attachment to this ordinance.

See 'ATTACHMENT, Section 1'

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Recommended by the Personnel Committee June 29, 2023 .

Public Hearing held on September 25, 2023

Motion: ***Motion to approve as presented***

		1M	<u>David Thomas</u>		Voice Vote		
First Reading:	<u>August 28, 2023</u>	2m	<u>Beverly Atwood</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>0</u>	PASSED
		1M	_____		Voice Vote		
Second Reading:	<u>September 25, 2023</u>	2m	_____		<i>Absent</i>	_____	_____

Approved:

Attest:

Jack McCall, Commission Chairman

Rita Crowder, County Clerk

'ATTACHMENT, Section 1'

Section VII – Miscellaneous Personnel Policies**T. NEPOTISM**

1. For purposes of this policy, "immediate relatives" shall include a spouse, parent, child, sibling, stepchild, stepparent, grandchild, brother, sister, foster brother, foster sister, grandparent, mother-in-law, father-in-law, sister-in-law, brother-in-law, grandparent-in-law, other family members who resides in the same household, significant others, and significant others who reside in the same household.

2. The County's nepotism policy prevents immediate relatives from being in a direct supervisory line with respect to each other. In order to guard against these practices, the County prohibits employees who are relatives from being placed within direct supervision where one relative is responsible for supervising the job performance of work activities of another relative, including participation in a performance evaluation and excluding emergency situations which affect the health, safety or welfare of the public.

3. This policy does not apply to individuals hired prior to December 31, 2020 and will not be retroactively applied. However, a transfer of position of an employee hired prior to December 31, 2020 will be governed by this policy to the extent that such an employee will not be transferred to a position where it would constitute a violation of this policy.

Moreover, to avoid the appearance of favoritism or bias, the County strongly discourages dating, romantic, or intimate relationships between employees if one of the employees exercises supervisory control over the other employee. The County also strongly discourages married couples from working in the same department especially if one of the employees exercises supervisory control over the spouse. If such a situation should arise, the County reserves the right to transfer one or both employees and take any additional action that the County deems appropriate.

Couples married prior to the effective date of this policy will be encouraged to transfer but will not be required.

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #296-2023-33

AN ORDINANCE TO AMEND THE TROUSDALE COUNTY ZONING RESOLUTION

ARTICLE V ZONING DISTRICTS

BY AMENDING SECTION 5.045 M-1 GENERAL INDUSTRIAL DISTRICT

WHEREAS, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the land use controls of Hartsville/Trousdale County include uses permitted by right or by special exception within specific zoning districts; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this amendment to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION that the attached section be added to Article V of the Trousdale County Zoning Resolution:

***See Attachment 1: Article V, Section 5.045, Item C, Part 3
First Amendment Protected Adult Oriented Entertainment***

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Favorably recommended by Planning Commission July 10, 2023

Favorably recommended by Codes & Zoning Committee August 10, 2023

Public Hearing to be held on September 25, 2023 if passed at 1st reading

Motion: ***Motion to approve as presented***

		1M	<u>Lesley Overman</u>	Voice Vote		
First Reading:	<u>August 28, 2023</u>	2m	<u>Alan Carman</u>	Approved w/o opposition	Absent	<u>0</u> <i>PASSED</i>
		1M	_____	Voice Vote		
Second Reading:	<u>September 25, 2023</u>	2m	_____	Absent	_____	_____

Approved:

Attest:

Commission Chairman

County Clerk

Article V, Section 5.045, Item C

3. First Amendment Protected Adult Oriented Entertainment Businesses.

- a. The First Amendment and other provisions of the United States Constitution, as interpreted by the United States Supreme Court and other courts, require that Adult Oriented Entertainment Businesses, as defined by this resolution, are entitled to certain protections. Therefore, an Adult- Oriented Establishment shall be a conditional use in the M-1 General Industrial District and shall be a prohibited use in any other zoning district. The Adult Oriented Establishment may locate in the specified district only if all the requirements of this section and the applicable zoning district regulations are met.
- b. Definitions
 - i. **Adult Entertainment.** Any exhibition of any adult-oriented motion picture, live performance, display, or dance of any type, which has a significant or substantial portion of such performance, any actual or simulated performance of specified sexual activities, including removal of articles of clothing or appearing unclothed.
 - ii. **Adult Oriented Establishment.** Any commercial establishment, business or service or portion thereof, which offers, as its principal or predominant stock and trade, sexually oriented material or any combination or form thereof, whether printed, filmed, recorded or live and which restricts or purports to restrict admission to adults or any class of adults. Includes but is not limited to:
 - **Adult Book Stores.** Any corporation, partnership or business of any kind which has as its principal or predominant stock or trade, books, magazines or other periodicals and which offers, sells, provides or rents for a fee any sexually-oriented material which is available for viewing by patrons on the premises by means of the operation of movie machines or slide projectors; or any sexually oriented material which has a substantial portion of its contents devoted to pictorial depiction of sadism, masochism or bestiality; Or any sexually oriented material which has as its principal theme the depiction of sexual activity by, or lascivious exhibition of, the uncovered genitals, pubic region or buttocks of children who are or appear to be under eighteen (18) years of age.
 - **Adult Theaters.** An enclosed building used for presenting film presentations which are distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities for observation by patrons therein; and
 - **Adult Peep Shows.** Includes all adult shows, exhibitions, performances, or presentations which contain acts of depictions of specified sexual activities.
 - iii. **Specified Sexual Activities.** Means activities services or performances that include the following sexual activities and/or the exhibition of the following anatomical areas:
 - Human genitals in a state of sexual stimulation or arousal; or
 - Acts of human masturbation, sexual intercourse, sodomy, cunnilingus, fellatio or any excretory function, or representation thereof; or
 - Fondling or erotic touching of human genitals, pubic region, buttocks, or female breasts.
 - iv. **Sexually Oriented Material.** Any book, article, magazine, publication or written matter of any kind, drawing, etching, painting, photograph, motion picture film or sound recording, which depicts sexual activity, actual or simulated, involving human beings or human beings and animals, or which exhibit uncovered human genitals or pubic region

in a lewd or lascivious manner, or which depicts human male genitals in a discernibly turgid state, even if completely covered.

- c. Adult Oriented Entertainment Businesses shall be located:
 - i. at least one thousand (1,000) feet from any residential district line where a single-family residence is a principal use, playground lot line, public park lot line, or publicly owned recreation area; or
 - ii. at least one thousand (1,000) feet from any structure used as a residence, place of religious worship, public or private school, or "Youth-Facility" as defined in this resolution; or
 - iii. at least one thousand (1,000) feet from any other structure housing an Adult-Oriented Establishment.
 - iv. at least one thousand (1,000) feet from any structure housing an establishment which holds an alcohol beverage license.
- d. Distance requirements are to be measured in a straight line in any direction regardless of intervening structures, from the structure housing the Adult Oriented Establishment to the residential district boundary lines, to the lot line of any lot used for park, playground, or any structure listed in item c. i-iv above.
- e. The measurements from a structure shall be taken from the farthest point a structure extends in the direction of the measurement, including overhanging roofs or similar projections.
- f. For Adult Oriented Entertainment Businesses located in conjunction with other buildings such as in a shopping center, and clearly separate from other establishments, measurements shall be taken from the boundaries of the space occupied by the Adult Oriented Establishment.
- g. For any Adult Oriented Establishment located above ground level in a multi-story structure and clearly separate from other establishments within the structure, the distance measurements shall be taken from the ground floor public entrance/exit nearest the Adult Oriented Establishment (excluding emergency exits).
- h. Subsequent location of any establishments described in above item c. i-iv within the applicable distance requirement of an existing Adult Oriented Establishment does not constitute a violation of this resolution by the Adult Oriented Establishment.

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #297-2023-34

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF HARTSVILLE, TN
ARTICLE IV SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS
BY ADDING SECTION 4.143 COMMERCIAL AND INDUSTRIAL ARCHITECTURE STANDARDS**

WHEREAS, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, for the purpose of creating a cohesive design aesthetic within all commercial and industrial zoning districts in order to control and preserve the character of Hartsville the Hartsville/Trousdale County Regional Planning Commission has recommended the creation of Commercial and Industrial Architecture Standards; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this amendment to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION that the attached section be added to Article IV of the Zoning Ordinance of Hartsville, TN:

See Attachment 1: Article IV, Section 4.143 Commercial and Industrial Architecture Standards

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*Favorably recommended by Planning Commission August 14, 2023
Favorably recommended by Codes & Zoning Committee September 14, 2023
Public Hearing to be held on _____ if passed at 1st reading*

Motion:	_____	_____	_____
	1M _____	Voice Vote	
First Reading:	_____	2m _____	Absent _____
	_____	1M _____	Voice Vote
Second Reading:	_____	2m _____	Absent _____

Approved:

Attest:

Commission Chairman

County Clerk

Article IV: Supplementary Provisions Applying To Specific Districts

4.143 Commercial and Industrial Architecture Standards

A. Façade Elements

All road fronting exterior walls must incorporate façade elements to break up the scale and materials of all exterior walls. Façade elements include but are not limited to exterior wall offsets, balconies, awnings, canopies, covered porch or arcade, varied roof heights, pilasters, columns, display windows, outdoor seating, recesses, or projections (in keeping with the scale of the building), peaked roof, unique architectural details (in keeping with the scale of the building), and other features designed to add scale and visual interest to the façade.

B. Exterior Building Materials

Preferred wall materials shall be used on a minimum of 60% of any road frontage exterior wall but may be used on any wall of a structure. Limited wall materials shall only be used on up to 40% of any road frontage exterior walls and all of any exterior side or rear wall not facing a road. Prohibited wall materials shall not be used. Proposals using different exteriors may be considered on a case-by-case basis provided they meet the purpose and intent of the commercial and industrial design guidelines.

i. Preferred Building Materials

- Brick
- Stone
- Fade-Resistant Quik-Brik
- Fade-Resistant Artificial Stone
- Architectural Panels
- Hardie Panels

ii. Limited Building Materials

- Surfaced Concrete or Split-Face Block
- Hard Coat or Textured Stucco
- Exterior Insulation Finishing Systems (EIFS)
- Hardie Siding
- Polycarbonate Sheets
- Architectural Metal Panels

iii. Prohibited Building Materials

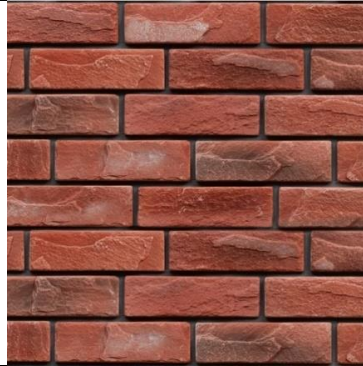
- Vinyl
- Aluminum or Metal Siding
- Unsurfaced and/or Unpainted Concrete Blocks
- Plywood
- Wood Shakes
- Asphalt Shingles
- Cementitious Siding
- Plastic or Fiberglass

Alternate proposals for exteriors may be considered, such as standard corporate design.

PREFERRED MATERIALS

BRICK

PREFERRED



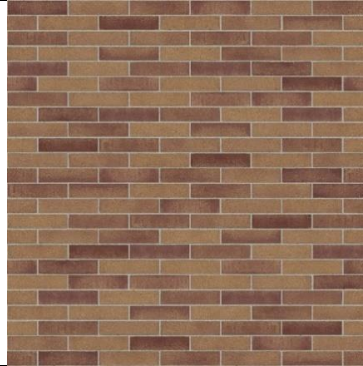
STONE

PREFERRED



FADE-RESISTANT QUIK-BRIK

PREFERRED



FADE-RESISTANT ARTIFICIAL STONE

PREFERRED



HARDIE PANELS

PREFERRED



LIMITED MATERIALS

**CONCRETE OR SPLIT-FACE
BLOCK**



LIMITED

**HARD COAT OR TEXTURED
STUCCO**



LIMITED

**EXTERIOR INSULATION
FINISHING SYSTEMS (EIFS)**



LIMITED

LIMITED MATERIALS

HARDIE SIDING

LIMITED



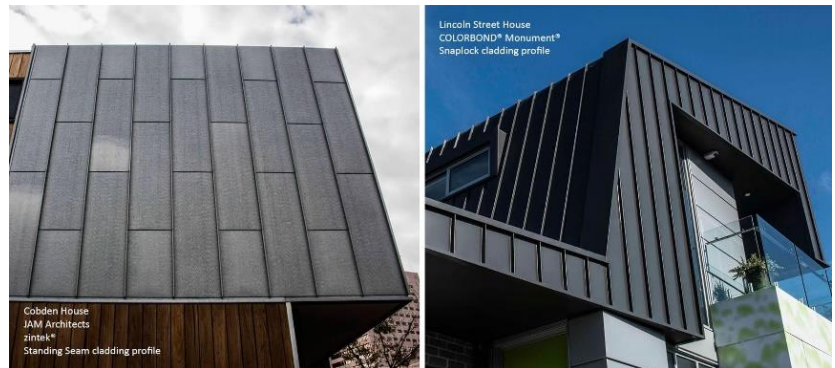
POLYCARBONATE SHEET

LIMITED



ARCHITECTURAL METAL PANELS

LIMITED



PROHIBITED MATERIALS

VINYL



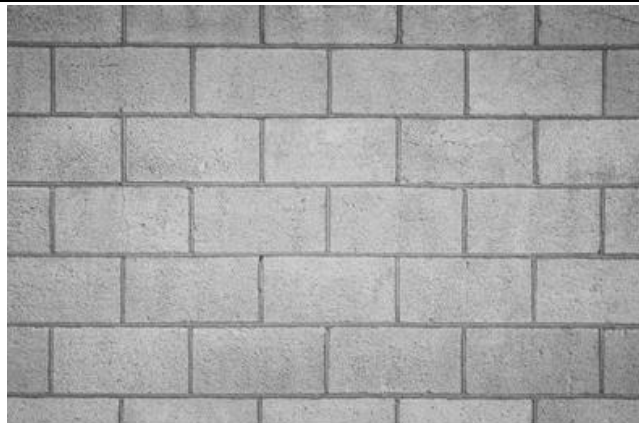
PROHIBITED

ALUMINUM OR METAL SIDING



PROHIBITED

**UNSURFACED AND/OR
UNPAINTED CONCRETE BLOCKS**



PROHIBITED

ASPHALT SHINGLES



PROHIBITED

PROHIBITED MATERIALS

CEMENTITIOUS SIDING



PROHIBITED

PLASTIC OR FIBERGLASS



PROHIBITED