

## STEERING COMMITTEE

*Lonnie Taylor, Chair*  
*T Bubba Gregory, Pro Temp*  
*Beverly Atwood, Secretary*

*Landon Gulley*  
*Lesley Overman*

*Amber Russell*  
*David Thomas*

SEPTEMBER 9, 2025 | 6:00 PM | MAYOR'S OFFICE

### AGENDA

1. Open Meeting
2. Review minutes from March 4, 2025
3. **Updates from Committees**
  - A. Audit
  - B. Codes & Zoning
  - C. Budget & Finance
  - D. First Response Services
  - E. Parks & Recreation
  - F. Personnel / Insurance
  - G. Public Works
4. **Other Discussion**
  - A. Burn Permit
  - B. Package Stores
  - C. Other
5. Public Comment
6. Adjourn

*If you are unable to attend, make arrangements with your committee's Vice Chair*  
*Vice Chairs: Alan Carman, Will Dennis, Bubba Gregory, Judy Kerr, Lonnie Taylor, and Steve Whittaker*

# Hartsville/Trousdale Steering Committee Regular Meeting

## Meeting Minutes

March 4, 2025 - 6:00 P.M. – Trousdale County Community Center

**Present:** Lonnie Taylor, T. Bubba Gregory, Beverly Atwood, Landon Gulley, Lesley Overman and David Thomas

**Absent:** Amber Russell

1. **Meeting opened by Lonnie Taylor**

2. **Approval of Minutes** – Motion by Thomas and seconded by Overman with one revision of a typo that Impact Fees **goes** to the 171 funds (*not **foes** to the 171 funds.*) All in favor.

3. **Status of Previous Items**

A. **Impact Fees**

Thomas stated that the impact fees were brought back to Codes and Zoning from budget and Finance to change anything exceeding the \$1500.00 that goes into 171 funds. Favorable from the committee and prices remain as the original amount was set.

B. **Other** None

4. **Items of Consideration**

A. **Upcoming Budget**

Departmental are coming in right now. Suppose to be doing evaluations by every employee as they should be getting submitted as well. That was included by the steps of the wage study. This has been a request from Budget and Finance. Mrs. Thomas is working on the worksheets for the department heads. Meetings should start being scheduled in April.

B. **Jefferson County Resolution Consideration**

This is dealing with Eminent Domain, but it is just getting started. Not a good thing to get involved with now. Bellar is reviewing this is just something to review currently. House Bill has been attached but nothing on a Senate Bill at this time. County Clerk Rita Crowder brought to Lonnie for us to review, although nothing to move forward with at this time. Just a discussion piece.

Discussion about private entities trying to take over things of this nature.

**Motion to let this die by Overman and seconded by T. Gregory. All in favor.**

C. **Other**

Mayor – future revenues. Enbridge just lacks a few little permits. They have received the FERC permit. Start date is still November and project would be completed within 9 months of start date.

Jail – trying to see if we will be spending the money to get final numbers/blueprints. Other locations may cost more money. If you put it in the parking lot, you are landlock between a street and creek. Across the street you can have possibility room for expansion.

Spirit Architecture is the way to go they received a beaming referral.

Just note there is no plan for paying for jail. 2 years ago, we were looking at \$25 million on a 30-year note looking at .60 cent property tax increase. Now we are looking at \$35 million- 40 million cost. You are now looking at a .90-1.00 property increase. May can use the 171 funds to cover the architecture drawings. We are approved for another year as we are working on it. Much discussion to keep working on it. We need a plan in place where the funds will come from. The possibility of some funding coming in from Enbridge. Are there any grants for the jail? The mayor is unaware of any. Just need to stay attentive and look at options. We have had growth, but it is slowing down. Looking at Cliff to clear out some of the trees. The sheriff is not overcrowded at the time. Lonnie is working on different avenues for the possibility of revenues. The sheriff is working on hard numbers to be able to negotiate the new contract with Core Civic. When reviewing impact fees, we are at 13% growth, but it could slow down. May need to look at getting the water department to run water and sewer down this new road. We are losing property, but we are doing 3 acre building lots. May need to look at private entity options to save money.

5. **Other Discussion**

Courthouse HVAC awaiting compressor and we do have many leaks to fix.

6. **Public Comment** None

7. **Adjourn** Made by Atwood and seconded by Overman. All in favor

*Minutes Submitted by Committee Secretary Beverly Atwood*

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

**ORDINANCE #XXX-2025-XX**

**AN ORDINANCE TO AMEND TITLE 7 OF THE HARTSVILLE/TROUSDALE COUNTY CODE  
BY ADDING SECTION 7-207 BURN PERMITS**

**WHEREAS**, there is a need to provide for a safe and peaceful community for our citizens; and

**WHEREAS**, the Hartsville/Trousdale County Volunteer Fire Department along with the Codes and Zoning Committee recommends that current chapters within Title 7 of the Hartsville/Trousdale County Code be reviewed and edited to better service the community; and

**WHEREAS**, the Hartsville/Trousdale County Code Title 7 Fire Protection and Fireworks must reflect current laws, ordinances, and practices as required by the public.

**NOW, THEREFORE, BE IT ORDAINED** by the Hartsville/Trousdale County Commission meeting in regular session, that

SECTION 1. The Hartsville/Trousdale County Municipal Code Title 7 be amended as attached to this Ordinance by adding Section 7-207. Burn Permits.

SECTION 2. This ordinance shall take effect immediately upon its passage per the second reading by the County Commission, the public welfare requiring it.

*Recommended by the Codes & Zoning Committee on \_\_\_\_\_.*

*Public Hearing to be held on \_\_\_\_\_ if approved on 1<sup>st</sup> Reading*

Motion: \_\_\_\_\_

	1M _____	<b>Electronic Vote</b>				
First Reading	_____ 2m _____	Yes _____	No _____	Abstain _____	Absent _____	_____

Motion: \_\_\_\_\_

	1M _____	<b>Electronic Vote</b>				
Second Reading	_____ 2m _____	Yes _____	No _____	Abstain _____	Absent _____	_____

**Approved:**

**Attest:**

\_\_\_\_\_  
*Commission Chairman*

\_\_\_\_\_  
*County Clerk*

## CHAPTER 2

### FIRE CODE

#### SECTION

- 7-201 Fire Code Adopted
- 7-202 Enforcement
- 7-203 Definition of municipality
- 7-204 Gasoline Trucks
- 7-205 Variances
- 7-206 Violations

#### **7-207 Burn Permits**

**7-207. Burn Permits.** Subject refers to open burning within the Urban Services District and is Restricted as follows:

**Definition:** Open burning refers to the burning of any material in an open area where the combustion byproducts are released directly into the air and outside of an enclosed space.

**(1) Open Burning Permitted Without a Permit:** The following types of open burning may be conducted without a permit, provided that no public nuisance is or will be created by the open burning: (a) Fires used for the cooking of food or for ceremonial or recreational purposes, including barbecues, fire pits, and outdoor fireplaces. (b) Fires set for the training and instruction of firemen or for research in fire protection or prevention or Right-of-Way clearing by authorized contractor(s).

**(2) Open Burning Requiring a Permit:** The open burning of trees, limbs, leaves, brush, and grass shall be conducted by permit only.

**(3) Prohibited Open Burning:** No person shall cause, suffer, allow, or permit open burning of the following:

- Refuse
- Garbage
- Trade Waste
- Flammables
- Combustibles
- Wood Scraps
- Materials from Construction or Salvage Operations

**(4) Liability for Damages:** Adherence to these regulations will not relieve the person responsible for such burning from the consequences of any damages, injuries, or claims resulting from such open burning.

**(5) Compliance with Tennessee Air Quality Act:** Nothing in this section shall be construed to conflict with or be contrary to the Tennessee Air Quality Act (Tennessee Code Annotated, § 68-22-108, et seq.). The person or organization seeking a permit shall be solely responsible for compliance with the Act in the event a permit is issued.

- (6) Compliance with Tennessee Code Annotated (TCA):** Nothing in this section shall be construed to conflict with or be contrary to TCA 39-14-304 (Reckless Burning) or TCA 39-14-306 (Setting Fires at Certain Times Without a Permit).
- (7) Penalties for Non-Compliance:** Failure to obtain the required burn permit or to comply with the open burning regulations may result in punitive actions, including but not limited to fines, penalties, or other legal actions.
- (8) Ordinance Superseding:** Adoption of this ordinance voids, vacates, and supersedes Ordinance #9-93 entitled "An Ordinance of the Town of Hartsville, Tennessee, to amend Title 7, Chapter 2, Section 7-202 of the Hartsville Municipal Code."
- (9) Permit Application Availability:** Burn permit applications are available at the Trousdale County Clerk's office.
- (10) Application Fee:** A \$20 application fee is required with each burn permit application.

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #xxx-2025xx

AN ORDINANCE REGARDING THE NUMBER OF LIQUOR AND PACKAGE STORES PERMITTED TO OPERATE WITHIN HARTSVILLE/TROUSDALE COUNTY

WHEREAS, the Hartsville/Trousdale County Government recognizes the authority of the State of Tennessee through the Tennessee Alcoholic Beverage Commission (TABC) to regulate the licensing and operation of retail liquor stores and package stores; and

WHEREAS, the Hartsville/Trousdale County Government acknowledges the need to align local regulations with state laws and ensure clarity for prospective and existing business owners.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE / TROUSDALE COUNTY COMMISSION as follows:

SECTION 1. PURPOSE The purpose of this ordinance is to declare that Hartsville/Trousdale County shall not impose a numerical limit on the number of liquor stores or package stores that may operate within the county, provided that such establishments are duly licensed and in compliance with applicable laws.

SECTION 2. NO LIMIT ON NUMBER OF LIQUOR OR PACKAGE STORES There shall be no maximum number or cap imposed by Hartsville/Trousdale County Government on the number of liquor stores or package stores permitted to operate within the boundaries of Hartsville/Trousdale County.

SECTION 3. COMPLIANCE WITH STATE AND LOCAL LAWS All liquor stores and package stores operating within Hartsville/Trousdale County must:

- A. Obtain and maintain all licenses and permits required by the Tennessee Alcoholic Beverage Commission (TABC);
B. Abide by all applicable provisions of Title 57 of the Tennessee Code Annotated relating to alcoholic beverages;
C. Remain in compliance with all applicable sections of the Hartsville/Trousdale County Municipal Code, including but not limited to zoning, business licensing, signage, hours of operation, and health and safety regulations.

SECTION 4. SEVERABILITY If any section, clause, or provision of this ordinance shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall take effect immediately upon its final passage, the public welfare requiring it.

Public Hearing to be held on \_\_\_\_\_ if passed on 1st reading

Motion: \_\_\_\_\_
1M \_\_\_\_\_ Electronic Vote
First Reading \_\_\_\_\_ 2m \_\_\_\_\_ Yes \_\_\_ No \_\_\_ Abstain \_\_\_ Absent \_\_\_

Motion: \_\_\_\_\_
1M \_\_\_\_\_ Electronic Vote
Second Reading \_\_\_\_\_ 2m \_\_\_\_\_ Yes \_\_\_ No \_\_\_ Abstain \_\_\_ Absent \_\_\_

Approved:

Attest:

Commission Chairman

County Clerk