Residents of Greenbrier Comments – regarding agenda items only

1. Call to Order by Mayor Dawson
2. Roll Call
3. Prayer – Chad Phelan
4. Pledge to flag
5. Adoption of the Agenda
6. Approval of Minutes of the February 3, 2020 regular scheduled board meeting
7. Presentations/Memorials
8. Communications from the Mayor
9. Communication from the Aldermen
10. Communications from the City Attorney
11. Reports from Committees and Department Heads
   • Report from the appointed Committee that studied the proposed entrance/exit from the Mayes Development.

12. Old Business
   a. Ordinance 20-02, Ordinance to de-annex certain territory within the corporate boundaries (Cemetery Road) – 1st Reading

13. New Business
   a. Ordinance 20-03, Ordinance to amend Budget Ordinance 19-05 for the fiscal year beginning July 1, 2019 and ending June 30, 2020 – 1st Reading
   b. Ordinance 20-04, Ordinance to amend the Municipal Code Section 12-101, regarding the various building codes – 1st Reading
   c. Ordinance 20-05, Ordinance to amend Zoning Ordinance and Zoning Map by rezoning one parcel from A to RB (Mayes Farm) – 1st Reading
   d. Ordinance 20-06, Ordinance to amend Zoning Ordinance and Zoning Map by rezoning one parcel from A to RB (Watts Farm) – 1st Reading
   e. Discussion of making Justice Street a one-way street (no vote)
   f. Finance
      1. Adjustments to water and sewer account - $1,919.42

14. Adjournment
Residents of Greenbrier Comments – regarding agenda items only

There were no citizen comments.

1. Call to Order by Mayor Bonnette A. Dawson at City Hall at 7:00 pm.

2. Roll Call

Present: Alderman Bill Deaver
Alderman Jeff DeLong
Alderman Billy Ray Dorris
Alderman Steve Higdon
Mayor Bonnette Dawson

Absent: Alderman Chris Davis
Alderman Carol Fagg

Also Present: City Attorney Bill Vernich
City Superintendent Tommy Maitland
City Recorder Rachel Slusser
Police Chief Randy Pack

• A moment of silence for Douglas Stubblefield.


4. Pledge to flag

5. Adoption of the Agenda

It was moved by DeLong, seconded by Dorris, to adopt.

Vote: 5-0
Yes: Deaver, DeLong, Dorris, Higdon and Dawson
No: None
Absent: Davis and Fagg

Motion Passed. (Voice Vote)

6. Approval of Minutes of the January 6, 2020 regular scheduled board meeting

It was moved by Dorris, seconded by Deaver, to approve.

Vote: 5-0
Yes: Deaver, DeLong, Dorris, Higdon and Dawson
No: None
Absent: Davis and Fagg

Motion Passed. (Roll Vote)

7. Presentations/Memorials

There were no presentations or memorials.

8. Communications from the Mayor

There were no communications.
9. Communication from the Aldermen
   Alderman Jeff DeLong thanked the Board, City Staff, and the numerous citizens that helped and offered help while he was sick.

10. Communications from the City Attorney
   There were no communications.

11. Reports from Committees and Department Heads
   City Recorder Slusser handed out the 2019 audit. Karen Stephens with Blankenship CPAs will be here at the February 20, 2020 budget meeting to present the audit and go over any questions the Board may have.

   Chief Pack went over the January 2020 stats and the final stats for 2019 for police activity.

12. Old Business
   There was no old business.

13. New Business
   a. Ordinance 20-01, Ordinance to amend Stormwater Ordinance 10-05 to establish a Stormwater Utility – 1st Reading

      It was moved by Higdon, seconded by Deaver, to approve.

      Discussion: Dorris asked if this would be a separate fund from the general fund and if it had to be spent on stormwater. Mayor Dawson said that it was a separate fund and spending had to be on stormwater related expenses.

      Vote: 5-0
      Yes: Deaver, DeLong, Dorris, Higdon and Dawson
      No: None
      Absent: Davis and Fagg

      Motion Passed. (Roll Vote)

   b. Discussion of the bridge, park, and development (no vote)

      Mayor Dawson appointed a committee to study the proposed entrance/exit from the Mayes Development which would go through Louise Martin Park. The committee members are: Aldermen Higdon (Chairman), Deaver, and Fagg. Mayor Dawson asked the committee to report at the March meeting. Mayor Dawson encouraged the other three aldermen to meet with Superintendent Maitland to see the site.

   c. Finance
      1. Surplus – Sewer department 200hp tractor and trailer (sludge hauler)

      It was moved by DeLong, seconded by Higdon, to approve.

      Vote: 5-0
      Yes: Deaver, DeLong, Dorris, Higdon and Dawson
      No: None
      Absent: Davis and Fagg

      Motion Passed. (Roll Vote)
2. Adjustments to water and sewer account - $7,948.16 ($6,557.75 was added to the bill of Dometic for sewer pre-treatment)

It was moved by Dorris, seconded by Deaver, to adjust.

Vote: 5-0
Yes: Deaver, DeLong, Dorris, Higdon and Dawson
No: None
Absent: Davis and Fagg

Motion Passed. (Roll Vote)

14. Adjournment

It was moved by Dorris, seconded by Higdon, to adjourn.

Vote: 5-0
Yes: Deaver, DeLong, Dorris, Higdon and Dawson
No: None
Absent: Davis and Fagg

Motion Passed. (Voice Vote)

MEETING ADJOURN 7:13pm.

______________________________
Mayor Bonnette A. Dawson

Attest: _________________________
City Recorder
CITY OF GREENBRIER, TENNESSEE

ORDINANCE NO. _______

AN ORDINANCE TO AMEND THE GREENBRIER ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF GREENBRIER, TENNESSEE, BY DE-ANNEXING CERTAIN TERRITORY WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF GREENBRIER

Whereas, a property owner has requested that a portion of a parcel inside Greenbrier City limits de-annexed.

Now Therefore, be it enacted by the Board of Mayor and Aldermen of Greenbrier, Tennessee as follows:

Section 1. Pursuant to the authority provided by §6-51-201 of Tennessee Code Annotated, the corporate limits of the Town of Greenbrier, Tennessee are hereby contracted to exclude an 3.956 acre tract of real property located within the corporate limits presently owned by Daniel Williams and is further identified as 6126 Greenbrier Cemetery Road on Property Map #115 (PO), Parcel 21 (PO) in the Office of the Assessor of Property for Robertson County.

Section 2. It is further ordered that if any 2019 property taxes on the property are still outstanding, they are due and payable in full before March 31, 2020.

Section 3. This Ordinance shall become effective from and after its passage and pursuant to the laws of the State of Tennessee.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Recommended by Planning Commission: 12/10/2019
Public Hearing Held on _____________________
Passes 1st Reading: _______________________
Passes 2nd Reading: _______________________

_________________________   Attest: _______________________
Mayor Bonnette Dawson     City Recorder
CITY OF GREENBRIER, TENNESSEE

ORDINANCE NO. _____________

AN ORDINANCE OF THE CITY OF GREENBRIER, TENNESSEE, AMENDING BUDGET ORDINANCE NO. 19-05 FOR THE FISCAL YEAR BEGINNING JULY 1, 2019, AND ENDING JUNE 30, 2020

WHEREAS, the Board of Mayor and Aldermen of Greenbrier, Tennessee, assembled in regular session on the____ day of __________, 2020, that the amounts hereafter set out are hereby appropriated for the purpose of meeting the expenses of the various funds, departments, institutions, offices and agencies of Greenbrier, Tennessee, during the fiscal year beginning July 1, 2019 and ending June 30, 2020.

Section 1. The budget amendment is as follows:

<table>
<thead>
<tr>
<th>General Fund</th>
<th>Expense</th>
<th>Increase (decrease) appropriations for:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>General Government</td>
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<td>Contractual Services</td>
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<td></td>
<td></td>
<td>Grant Expense</td>
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<td>Court</td>
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<td></td>
<td></td>
<td>Salaries</td>
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<td>Codes</td>
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<td></td>
<td>Salaries</td>
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<td></td>
<td></td>
<td>Stormwater Expense</td>
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<td>Police</td>
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<td></td>
<td>Radio Repair and Purchase</td>
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<td></td>
<td>Small Items of Equipment</td>
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<td></td>
<td></td>
<td>Data Processing and Support</td>
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<tr>
<td></td>
<td></td>
<td>Insurance (Liab and Prop)</td>
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<td></td>
<td>Capital Outlay</td>
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<td>Fire</td>
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<td></td>
<td>Overtime</td>
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<td></td>
<td>Data Processing and Support</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Repair and Maintenance</td>
</tr>
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<td></td>
<td></td>
<td>Grant Expense</td>
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<td></td>
<td>Highway and Streets</td>
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<td></td>
<td>Overtime</td>
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<td>Workmen’s Compensation</td>
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<td></td>
<td>Cemetery</td>
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<td></td>
<td></td>
<td>Contractual Services</td>
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<td>Parks</td>
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<td></td>
<td>Water</td>
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<td>Small Items of Equipment</td>
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<td>Food (for resale at concession std)</td>
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<tr>
<td></td>
<td></td>
<td>Capital Outlay</td>
</tr>
</tbody>
</table>
TOTAL  $ 226,787

Revenue
Increase (decrease) revenue for:

- Building Permits $ 17,000
- Plat Review Fee $ 9,300
- Rezoning Request $ 800
- Demolition Permit $ 300
- Federal Grants $ 26,955
- Mowing and Clean-Up $ 9,500
- Adult Kick Ball Sign-ups $ 1,500
- Jr. Pro Concessions $ 1,500
- Park Concessions $ 15,000
- Interest Earnings $ 6,000
- Sale of DUI Equipment $ 16,809
- Sale of LESO Equipment $ 53,523
- Police Supplement $ 2,600
- Sign-up Fee $ 4,800
- Sale of Equipment $ 1,800
- Plumbing Permits $ 750
- Sign Permits $ 500
- Insurance Package Bonus $ 1,750
- Grant – Property Conservation $ 2,750
- Other Revenue $ 8,000

TOTAL $ 181,131

State Street Aid
Expense
Increase (decrease) appropriations for:

- Capital Outlay $ 60,800

TOTAL $ 60,800

Revenue
Increase (decrease) revenue for:

- Other Revenue $ 46,781

TOTAL $ 46,781

Sanitation
Expense
Increase (decrease) appropriations for:

- Dump Fee $ 1,000
- Capital Outlay $ 7,915

TOTAL $ 8,915

Water/Sewer Fund
Expense
Increase (decrease) appropriations for:

- Water – Employee Education $ 2,000
- Water – Water $ 2,000
- Water - Operating Supplies $ 3,000
- Water – Water purchased for resale $ 50,000
- Water – Water Meters $ 5,000
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewer – Salaries</td>
<td>$ 10,000</td>
</tr>
<tr>
<td>Sewer – Overtime</td>
<td>$  5,000</td>
</tr>
<tr>
<td>Sewer - Repair and Maintenance</td>
<td>$ 25,000</td>
</tr>
<tr>
<td>Sewer – Small Items of Equipment</td>
<td>$ 13,000</td>
</tr>
<tr>
<td>Sewer – Chemicals</td>
<td>$ 10,000</td>
</tr>
<tr>
<td>Sewer – Operating Supplies</td>
<td>$  5,000</td>
</tr>
<tr>
<td>Sewer – Capital Outlay</td>
<td>$  9,250</td>
</tr>
<tr>
<td>Sewer – Plant Expansion over budget</td>
<td>$105,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 244,250</strong></td>
</tr>
</tbody>
</table>

### Revenue

Increase (decrease) revenues for:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Tap Fees</td>
<td>$ 14,000</td>
</tr>
<tr>
<td>Sewer Tap Fees</td>
<td>$ 34,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 48,000</strong></td>
</tr>
</tbody>
</table>

**BE IT ENACTED** by the board of mayor and alderman of Greenbrier, Tennessee that this ordinance shall take effect from and after its passage, the welfare of the city requiring it.

Public Hearing Held on ________________

Passes 1st Reading ________________

Passes 2nd Reading ________________

________________________________________
Mayor Bonnette A. Dawson

Attest:____________________________________
City Recorder
CITY OF GREENBRIER, TENNESSEE

ORDINANCE NO. ______________

AN ORDINANCE TO AMEND THE TOWN’S CODE SECTION 12-101 REGARDING THE VARIOUS BUILDING CODES OF THE TOWN OF GREENBRIER, TENNESSEE

WHEREAS, Title 12, Chapter 1, Section 12-101 of the Town of Greenbrier’s Municipal Code lists the 2009 Edition of the International Building Code and all appendixes as current building code relating to building, fire prevention, gas, housing, mechanical, plumbing, swimming pools, unsafe buildings, electrical, handicap accessibility codes and property standards; and

WHEREAS, it is the desire of the Town of Greenbrier to adopt the 2012 Edition of International Building Code and all appendixes as current code; and

WHEREAS, the amendment of these codes is done to facilitate proper inspection activities by the Town of Greenbrier, relating to construction and maintenance of buildings within the Town of Greenbrier, Tennessee, and relating to public safety, health and general welfare; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GREENBRIER THAT:

SECTION 1: Section 12-101 of the Town of Greenbrier’s Municipal Code is hereby amended to the following codes and all appendixes are hereby adopted by reference as though they were copied herein fully unless otherwise stated:

- International Mechanical Code – 2012 Edition
- International Plumbing Code – 2012 Edition
- International Residential Code – 2012 Edition*
- *Omit Section R313 Automatic Fire Sprinkler Systems, leaving the requirements of townhomes in the adopted edition of IRC
- All Appendixes of all codes listed above
SECTION 2: This Ordinance shall take effect from and after its passage, the welfare of the city requiring it.

PASSED this _____ day of __________________, ________.

__________________________________
Mayor Bonnette Dawson

Attest:

__________________________________
City Recorder

PASSED FIRST READING: _______________________

PUBLIC HEARING: _____________________________

PASSED SECOND READING: _____________________
CITY OF GREENBRIER, TENNESSEE

ORDINANCE NO. ________

AN ORDINANCE TO AMEND THE GREENBRIER ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF GREENBRIER, TENNESSEE, BY REZONING ONE PARCEL FROM A (AGRICULTURAL) TO RB (RESIDENTIAL MEDIUM-DENSITY) ZONING DISTRICT

Whereas, the Greenbrier Municipal Planning Commission has duly recommended to the Board of Mayor and Aldermen that the Official Zoning Map of Greenbrier, Tennessee, be amended as hereinafter described; and

Whereas, the Board of Mayor and Aldermen have reviewed such recommendation and have conducted a public hearing thereon.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GREENBRIER, TENNESSEE, AS FOLLOWS:

That the Official Zoning Ordinance and Official Zoning Map of the City of Greenbrier, Tennessee, is hereby amended by rezoning the following parcel contained within the corporate limits of the City of Greenbrier, Tennessee, A (Agricultural) to RB (Residential Medium-Density), to wit:

CERTAIN parcel of land located in the 12th Civil District of Robertson County, Tennessee, and described as follows, to wit:

Robertson County Tax Map and Parcel: 124-12.00 (Fisher Drive, 157.2 acres - known as Mayes Farm)

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

Recommended by Planning Commission 12/10/19

Public Hearing Held on _____________________

Passes 1st Reading: _________________________

Passes 2nd Reading: _________________________

_________________________   Attest: ________________________
Mayor Bonnette A. Dawson     City Recorder
CITY OF GREENBRIER, TENNESSEE

ORDINANCE NO. ________

AN ORDINANCE TO AMEND THE GREENBRIER ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF GREENBRIER, TENNESSEE, BY REZONING ONE PARCEL FROM A (AGRICULTURAL) TO RB (RESIDENTIAL MEDIUM-DENSITY) ZONING DISTRICT

Whereas, the Greenbrier Municipal Planning Commission has duly recommended to the Board of Mayor and Aldermen that the Official Zoning Map of Greenbrier, Tennessee, be amended as hereinafter described; and

Whereas, the Board of Mayor and Aldermen have reviewed such recommendation and have conducted a public hearing thereon.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GREENBRIER, TENNESSEE, AS FOLLOWS:

That the Official Zoning Ordinance and Official Zoning Map of the City of Greenbrier, Tennessee, is hereby amended by rezoning the following parcel contained within the corporate limits of the City of Greenbrier, Tennessee, A (Agricultural) to RB (Residential Medium-Density), to wit:

CERTAIN parcel of land located in the 12th Civil District of Robertson County, Tennessee, and described as follows, to wit:

Robertson County Tax Map and Parcel: 124-7.00 (Main Street, 31.9 acres - known as Watts Farm)

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

Recommended by Planning Commission  12/10/19

Public Hearing Held on _____________________

Passes 1st Reading: _________________________

Passes 2nd Reading: _________________________

_________________________   Attest: ________________________
Mayor Bonnette A. Dawson     City Recorder