



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, APRIL 7, 2026**

Table of Contents

001 Amendment to Ordinance No. BL2026-1255
004 Amendment 1 to Ordinance No. BL2026-1295
007 Amendment 2 to Ordinance No. BL2026-1295
010 Amendment 3 to Ordinance No. BL2026-1295
013 Amendment 4 to Ordinance No. BL2026-1295
016 Amendment 1 to Ordinance No. BL2026-1315
019 Amendment 2 to Ordinance No. BL2026-1315
022 Substitute Ordinance No. BL2026-1315
026 Amendment to Ordinance No. BL2026-1316
027 Amendment 1 to Substitute Ordinance No. BL2026-1273
028 Amendment 2 to Substitute Ordinance No. BL2026-1273
029 Amendment 3 to Substitute Ordinance No. BL2026-1273
030 Amendment 4 to Substitute Ordinance No. BL2026-1273
031 Amendment 5 to Substitute Ordinance No. BL2026-1273
032 Amendment 6 to Substitute Ordinance No. BL2026-1273
033 Amendment 7 to Substitute Ordinance No. BL2026-1273
034 Amendment 8 to Substitute Ordinance No. BL2026-1273
036 Amendment 9 to Substitute Ordinance No. BL2026-1273
039 Amendment 10 to Substitute Ordinance No. BL2026-1273
043 Amendment 11 to Substitute Ordinance No. BL2026-1273
044 Amendment 12 to Substitute Ordinance No. BL2026-1273
045 Amendment 13 to Substitute Ordinance No. BL2026-1273
046 Amendment 14 to Substitute Ordinance No. BL2026-1273
048 Amendment 15 to Substitute Ordinance No. BL2026-1273
050 Amendment 16 to Substitute Ordinance No. BL2026-1273
051 Amendment 17 to Substitute Ordinance No. BL2026-1273
052 Amendment 18 to Substitute Ordinance No. BL2026-1273
053 Substitute Amendment to Rules of Procedure, Rule 50

AMENDMENT NO. __
TO
ORDINANCE NO. BL2026-1255

Madam President –

I hereby move to amend Ordinance No. BL2026-1255

I. By adding the following recitals:

WHEREAS, sidewalk advertisements such as sandwich boards can be used to promote sales and increase foot traffic for local businesses throughout Nashville and Davidson County; and

WHEREAS, it is the duty of the Metropolitan Government to ensure pedestrian safety, compliance with federal laws governing access, and maintain the public right-of-way; and

WHEREAS, a permitting system is required to balance the benefits of sandwich boards as an economic benefit and maintain pedestrian traffic and the public right-of-way.

II. By amending Section 1 as follows:

Section 1. That Chapter 13.08 of the Metropolitan Code of Laws is amended by adding the following as a new Section 13.08.045:

13.08.045 - Sandwich Board Signs - Permit.

A. Definitions. For the purposes of this section, these terms shall be construed as follows:

1. "Public right-of-way" means all areas legally open to public use and used and/or intended for vehicular or pedestrian traffic, including public streets, alleys, sidewalks, and roadways, but excluding any other public property of the metropolitan government.

2. "Sandwich board sign" means a freestanding, "A" frame style sign with two faces or sides erected for the purpose of selling or offering for sale any goods, food, wares, merchandise, or products of any kind.

B. Permit.

1. Notwithstanding anything in this chapter to the contrary, no person shall place any sandwich board sign within the public right-of-way without first obtaining a permit from the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT").

2. Sandwich board sign permits shall be valid for two years and are not transferable.

3. The applicant must sign a disclaimer indemnifying and holding harmless the metropolitan government from any and all claims arising out the placement of the sandwich board sign in the public right-of-way. Applicants must also provide, as part of the application, a copy of a certificate of liability insurance with a minimum coverage of one million dollars covering the annual permitting period. If the permittee does not maintain this insurance coverage throughout the permit period, the permit shall be automatically revoked upon the termination of such insurance policy. The policy must name the metropolitan government as additionally insured. The certificate must accompany the application.

4. NDOT is authorized to establish an annual sandwich board sign permit fee to cover the administrative costs for the sandwich board sign permit issued pursuant to this section.

5. The permit application must be approved by NDOT before the sandwich board sign may be displayed. If a sign is displayed prior to obtaining a sandwich board sign permit, the application may be denied. NDOT shall approve the permit application if the permit application meets the relevant rules and regulations in section 13.08.045(D) of the metropolitan code of laws.

6. Sandwich board signs placed in the public right-of-way without a permit in violation of this section may result in removal of the sign at the owner's expense.

7. Three violations of this section or regulations adopted pursuant to this section may result in the termination of the permit.

8. This section shall not apply to signs installed in parking lots or areas pursuant to section 6.81.180 of the Metropolitan Code of Laws.

C. Permit Renewals. Permits may be renewed, provided an application for renewal of the permit and the required fee are received by NDOT no later than the date of expiration of the existing permit and provided that the applicant has no more than three violations of this section or regulations adopted pursuant to this section within any twelve-month period. NDOT shall review each renewal application to ensure that the applicant is in full compliance with the provisions of this section. If NDOT determines that the applicant has complied with the above requirements, NDOT will renew the permit for one year.

D. Sandwich Board Sign Rules and Regulations.

1. Size. Sandwich board signs shall not exceed ~~ten~~ twelve square feet per side or twenty square feet total in area.

2. Height. Sandwich board signs shall not exceed four feet in height.

3. Number. Only ~~two-one~~ two permits for a sandwich board sign are ~~is~~ allowed per address.

4. Location. Sandwich board signs shall be located on public sidewalks or plazas on the edge of sidewalks next to the building, and shall not be placed so as to cause width of the sidewalk or the walk way to be reduced below five consecutive feet in width and in a manner that does not impede accessibility under the Americans with Disabilities Act, nor shall the sandwich board obstruct more than three feet of sidewalk or walk way. Signs shall not be placed within a vehicular travel lane, bicycle lane, or five feet of any crosswalk, intersection, or driveway entrance. No sandwich board sign shall be erected or maintained in a manner that prevents free ingress or egress from any door, window, or fire escape.

5. Prohibited areas. No sandwich board permit may be issued for locations at Metropolitan Government-owned greenways, parks, and recreation. ~~in the area (i) between Union Street and Korean Veterans Boulevard, spanning from the Cumberland River to 8th Avenue, or (ii) Symphony Place between Third Avenue South and Fourth Avenue South, or (iii) the John Seigenthaler Pedestrian Street Bridge.~~

6. Maintenance. Sandwich board signs shall be constructed of durable materials and maintained in good condition.

7. Hours of Display. Sandwich board signs shall be displayed only Monday through Thursday during daylight hours and shall not be displayed overnight. For purposes of this section, daylight hours means the period from sunrise to sunset. No sandwich board sign subject to this section shall be displayed overnight.

8. Removal. NDOT shall have the authority to move or remove sandwich board signs to ensure the free flow of pedestrian and vehicular traffic and to ensure the safety of the public, including designating appropriate clearances around other features of the public right-of-way, such as intersections, disabled parking spaces, fire hydrants, parking meters, loading zones, bus stops, building entrances and the like. Boards shall be removed from the right of way following the procedures in section 13.32.105.

9. Weighting and Stabilization. Any sandwich board sign displayed pursuant to this section shall be weighted or otherwise stabilized to reduce movement, tipping, or displacement that could create a pedestrian safety hazard. Any weights or stabilization method shall be securely attached and fully contained within the footprint of the sign and shall not create a trip hazard, sharp edge, or obstruction of the required clear pedestrian path.

10. ~~9.~~ NDOT shall have the authority to publish and enforce such other regulations related to sandwich board signs as shall be necessary to effectuate this section.

SPONSORED BY:

Jordan Huffman
Member of Council

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2026-1295

Madam President –

I hereby move to amend Ordinance No. BL2026-1295 by amending Section 1 as follows:

Section 1. That Section 2.24.230 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

2.24.230 - Leasing or subleasing conditions.

A. No legislation approving the lease of metropolitan government-owned property, where the appraised land value is greater than ~~five~~ one million dollars, to a private entity for a lease term of more than five years, including permitted extensions, shall be considered on first reading by the metropolitan council unless and until a publicly noticed community meeting about details of the proposed project has been held. The director of public property administration may adjust the ~~five~~ one million dollars threshold annually based upon the percentage increase, if any, by which the consumer price index for the most recent calendar year ending before the beginning of such year exceeds the consumer price index for all urban consumers published by the United States Department of Labor for the previous calendar year.

1. Notice of the community meeting shall be posted on the metropolitan government website, and the proposed lessee shall be responsible for distributing the notice of the community meeting as follows:

i. Notice by mail or e-mail. At least fourteen days prior to the community meeting, the proposed lessee(s) of the subject property shall send written notice to all property owners within one thousand feet and to identified neighborhood associations and community organizations located within a one-mile radius of the subject property or who routinely use the property. Neighborhood associations and community organizations shall include any groups registered with the mayor's office or identified by the district council member or the metropolitan planning department. Routine user community organizations shall be identified from the facility scheduling log of the department owning the property as any weekly or seasonal users from the past year. Such notice shall be sent by email if the property owner's, neighborhood association, or community organization's email address is known to the council member or lessee. Otherwise, such written notice shall be sent by U.S. Mail. Notice shall include the time, date and place of the required community meeting.

ii. Public notice signs. Public notice signs shall be posted by the lessee in accordance with the following provisions on the subject property:

(a) General Requirements. Public notice signs shall be posted on any property subject to the community meeting provisions of this section. Public notice signs shall be installed by the proposed lessee of the property.

(b) Display Period. Public notice signs shall be installed on affected properties no less than fourteen days prior to an established community meeting date and shall be removed by the lessee following conclusion of the first council consideration.

(c) Number and Placement of Public Notice Signs. Public notice signs shall be posted according to the following standards:

(i). Number. Signs shall be posted along each three hundred feet of public street frontage, up to a maximum of five signs per property.

(ii). Location. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.

(iii). Size and Content. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled community meeting, and the general nature of the community meeting.

2. The council member in whose district the property is located, or their designee, shall work in conjunction with the lessee to coordinate the scheduling of the community meeting required by this section. The district council member shall schedule the meeting to be held no later than 45 days after receipt of a written request from the lessee to schedule the meeting. In the event the district council member fails to establish a date, time, and location for the community meeting within 45 days, the lessee shall schedule the community meeting and notify the district council member of the date, time, and location prior to public notices being sent. The meeting shall be held either at a metropolitan government-owned facility or at a facility selected by the district council member. The community meeting may also be held virtually using an online meeting platform if necessary to comply with applicable health orders. A representative from the metropolitan department, board, agency, or commission to whom the property is assigned shall attend the community meeting.

3. An advisory group may be designated by the district council member to meet on a regular basis to advise the Metropolitan Government department, board or commission that is overseeing the lease regarding its implementation and the adherence to any lease terms. ~~to identify protections or benefits that could be considered in conjunction with the lease agreement.~~ The advisory group would be composed of representatives of the neighborhood and community groups identified for notification in subsection paragraph 2.24.230 A.1.a., representatives of the department, board or commission that owns the property, and representatives of the lessee. ~~The advisory group may continue to meet on a regular basis to facilitate the efficient implementation of the lease and ensure the new and continued delivery of benefits to all parties.~~

B. A copy of the lease or sublease agreement, including all terms and conditions thereof, shall be filed as a public record with the metropolitan clerk whenever the metropolitan government or

any agency thereof leases or subleases real estate to a private individual, partnership, corporation or other private agency.

C. Whenever the lessee or sublessee of real estate leased from the metropolitan government or any agency thereof shall lease or sublease such real estate to another, the original lessee or sublessee shall file a copy of such lease or sublease as a public record with the metropolitan clerk within thirty days after receiving a certified copy of a resolution duly enacted by the metropolitan council requiring the filing of such lease or sublease, or within thirty days after receiving written notification from the mayor requiring the filing of such lease or sublease. A copy of such lease or sublease need not be filed as a public record, however, prior to ninety days after the signing of such lease or sublease without the consent of all of the parties to such lease or sublease.

SPONSORED BY:

Burkley Allen
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2026-1295

Madam President –

I hereby move to amend Ordinance No. BL2026-1295 by amending Section 1 as follows:

Section 1. That Section 2.24.230 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

2.24.230 - Leasing or subleasing conditions.

A. No legislation approving the lease of metropolitan government-owned property, where the appraised land value is greater than one million dollars, to a private entity for a lease term of more than five years, including permitted extensions, shall be considered on first reading by the metropolitan council unless and until a publicly noticed community meeting has been held. The director of public property administration may adjust the one million dollars threshold annually based upon the percentage increase, if any, by which the consumer price index for the most recent calendar year ending before the beginning of such year exceeds the consumer price index for all urban consumers published by the United States Department of Labor for the previous calendar year. This section shall not apply to legislation approving leases entered into by the metropolitan board of public education.

1. Notice of the community meeting shall be posted on the metropolitan government website, and the proposed lessee shall be responsible for distributing the notice of the community meeting as follows:

i. Notice by mail or e-mail. At least fourteen days prior to the community meeting, the proposed lessee(s) of the subject property shall send written notice to all property owners within one thousand feet and to identified neighborhood associations and community organizations located within a one-mile radius of the subject property or who routinely use the property. Neighborhood associations and community organizations shall include any groups registered with the mayor's office or identified by the district council member or the metropolitan planning department. Routine user community organizations shall be identified from the facility scheduling log of the department owning the property as any weekly or seasonal users from the past year. Such notice shall be sent by email if the property owner's, neighborhood association, or community organization's email address is known to the council member or lessee. Otherwise, such written notice shall be sent by U.S. Mail. Notice shall include the time, date and place of the required community meeting.

ii. Public notice signs. Public notice signs shall be posted by the lessee in accordance with the following provisions on the subject property:

(a) General Requirements. Public notice signs shall be posted on any property subject to the community meeting provisions of this section. Public notice signs shall be installed by the proposed lessee of the property.

(b) Display Period. Public notice signs shall be installed on affected properties no less than fourteen days prior to an established community meeting date and shall be removed by the lessee following conclusion of the first council consideration.

(c) Number and Placement of Public Notice Signs. Public notice signs shall be posted according to the following standards:

(i). Number. Signs shall be posted along each three hundred feet of public street frontage, up to a maximum of five signs per property.

(ii). Location. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.

(iii). Size and Content. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled community meeting, and the general nature of the community meeting.

2. The council member in whose district the property is located, or their designee, shall work in conjunction with the lessee to coordinate the scheduling of the community meeting required by this section. The district council member shall schedule the meeting to be held no later than 45 days after receipt of a written request from the lessee to schedule the meeting. In the event the district council member fails to establish a date, time, and location for the community meeting within 45 days, the lessee shall schedule the community meeting and notify the district council member of the date, time, and location prior to public notices being sent. The meeting shall be held either at a metropolitan government-owned facility or at a facility selected by the district council member. The community meeting may also be held virtually using an online meeting platform if necessary to comply with applicable health orders. The district council member shall ensure the meeting required by this section is recorded and made publicly available via metropolitan government channels. A representative from the metropolitan department, board, agency, or commission to whom the property is assigned shall attend the community meeting.

3. An advisory group may be designated by the district council member to identify protections or benefits that could be considered in conjunction with the lease agreement. The advisory group would be composed of representatives of the neighborhood and community groups identified for notification in paragraph 2.24.230 A.1.a. The advisory group may continue to meet on a regular basis to facilitate the efficient implementation of the lease and ensure the new and continued delivery of benefits to all parties.

B. A copy of the lease or sublease agreement, including all terms and conditions thereof, shall be filed as a public record with the metropolitan clerk whenever the metropolitan government or any agency thereof leases or subleases real estate to a private individual, partnership, corporation or other private agency.

C. Whenever the lessee or sublessee of real estate leased from the metropolitan government or any agency thereof shall lease or sublease such real estate to another, the original lessee or sublessee shall file a copy of such lease or sublease as a public record with the metropolitan clerk within thirty days after receiving a certified copy of a resolution duly enacted by the metropolitan council requiring the filing of such lease or sublease, or within thirty days after receiving written notification from the mayor requiring the filing of such lease or sublease. A copy of such lease or sublease need not be filed as a public record, however, prior to ninety days after the signing of such lease or sublease without the consent of all of the parties to such lease or sublease.

SPONSORED BY:

Jennifer Gamble
Member of Council

AMENDMENT NO. 3
TO
ORDINANCE NO. BL2026-1295

Madam President –

I hereby move to amend Ordinance No. BL2026-1295 by amending Section 1 as follows:

Section 1. That Section 2.24.230 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

2.24.230 - Leasing or subleasing conditions.

A. No legislation approving the lease of metropolitan government-owned property, where the appraised land value is greater than one million dollars, to a private entity for a lease term of more than five years, including permitted extensions, shall be considered on first reading by the metropolitan council unless and until a publicly noticed community meeting has been held. The director of public property administration may adjust the one million dollars threshold annually based upon the percentage increase, if any, by which the consumer price index for the most recent calendar year ending before the beginning of such year exceeds the consumer price index for all urban consumers published by the United States Department of Labor for the previous calendar year.

1. Notice of the community meeting shall be posted on the metropolitan government website, and the proposed lessee shall be responsible for distributing the notice of the community meeting as follows:

i. Notice by mail or e-mail. At least fourteen days prior to the community meeting, the proposed lessee(s) of the subject property shall send written notice to all property owners within one thousand feet and to identified neighborhood associations and community organizations located within a one-mile radius of the subject property or who routinely use the property. Neighborhood associations and community organizations shall include any groups registered with the mayor's office or identified by the district council member or the metropolitan planning department. Routine user community organizations shall be identified from the facility scheduling log of the department owning the property as any weekly or seasonal users from the past year. Such notice shall be sent by email if the property owner's, neighborhood association, or community organization's email address is known to the council member or lessee. Otherwise, such written notice shall be sent by U.S. Mail. Notice shall include the time, date and place of the required community meeting.

ii. Public notice signs. Public notice signs shall be posted by the lessee in accordance with the following provisions on the subject property:

(a) General Requirements. Public notice signs shall be posted on any property subject to the community meeting provisions of this section. Public notice signs shall be installed by the proposed lessee of the property.

(b) Display Period. Public notice signs shall be installed on affected properties no less than fourteen days prior to an established community meeting date and shall be removed by the lessee following conclusion of the first council consideration.

(c) Number and Placement of Public Notice Signs. Public notice signs shall be posted according to the following standards:

(i). Number. Signs shall be posted along each three hundred feet of public street frontage, up to a maximum of five signs per property.

(ii). Location. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.

(iii). Size and Content. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled community meeting, and the general nature of the community meeting.

2. The council member in whose district the property is located, or their designee, shall work in conjunction with the lessee to coordinate the scheduling of the community meeting required by this section. The district council member shall schedule the meeting to be held no later than 45 days after receipt of a written request from the lessee to schedule the meeting. In the event the district council member fails to establish a date, time, and location for the community meeting within 45 days, the lessee shall schedule the community meeting and notify the district council member of the date, time, and location prior to public notices being sent. The meeting shall be held either at a metropolitan government-owned facility or at a facility selected by the district council member. The community meeting may also be held virtually using an online meeting platform if necessary to comply with applicable health orders. The district council member shall ensure the meeting required by this section is recorded and made publicly available via metropolitan government channels. A representative from the metropolitan department, board, agency, or commission to whom the property is assigned shall attend the community meeting.

3. An advisory group may be designated by the district council member to identify protections or benefits that could be considered in conjunction with the lease agreement. The advisory group would be composed of representatives of the neighborhood and community groups identified for notification in paragraph 2.24.230 A.1.a. The advisory group may continue to meet on a regular basis to facilitate the efficient implementation of the lease and ensure the new and continued delivery of benefits to all parties.

B. A copy of the lease or sublease agreement, including all terms and conditions thereof, shall be filed as a public record with the metropolitan clerk whenever the metropolitan government or any agency thereof leases or subleases real estate to a private individual, partnership, corporation or other private agency.

C. Whenever the lessee or sublessee of real estate leased from the metropolitan government or any agency thereof shall lease or sublease such real estate to another, the original lessee or sublessee shall file a copy of such lease or sublease as a public record with the metropolitan clerk within thirty days after receiving a certified copy of a resolution duly enacted by the metropolitan council requiring the filing of such lease or sublease, or within thirty days after receiving written notification from the mayor requiring the filing of such lease or sublease. A copy of such lease or sublease need not be filed as a public record, however, prior to ninety days after the signing of such lease or sublease without the consent of all of the parties to such lease or sublease.

SPONSORED BY:

Erin Evans
Member of Council

AMENDMENT NO. 4
TO
ORDINANCE NO. BL2026-1295

Madam President –

I hereby move to amend Ordinance No. BL2026-1295 as follows:

I. By amending Section 1 as follows:

Section 1. That Section 2.24.230 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

2.24.230 - Leasing or subleasing conditions.

A. No legislation approving the lease of metropolitan government-owned property, where the appraised land value is greater than one million dollars, to a private entity for a lease term of more than five years, including permitted extensions, shall be considered on first reading by the metropolitan council unless and until a publicly noticed community meeting has been held. The director of public property administration may adjust the one million dollars threshold annually based upon the percentage increase, if any, by which the consumer price index for the most recent calendar year ending before the beginning of such year exceeds the consumer price index for all urban consumers published by the United States Department of Labor for the previous calendar year.

1. Notice of the community meeting shall be posted on the metropolitan government website, and the proposed lessee shall be responsible for distributing the notice of the community meeting as follows:

i. Notice by mail or e-mail. At least fourteen days prior to the community meeting, the proposed lessee(s) of the subject property shall send written notice to all property owners within one thousand feet and to identified neighborhood associations and community organizations located within a one-mile radius of the subject property or who routinely use the property. Neighborhood associations and community organizations shall include any groups registered with the mayor's office or identified by the district council member or the metropolitan planning department. Routine user community organizations shall be identified from the facility scheduling log of the department owning the property as any weekly or seasonal users from the past year. Such notice shall be sent by email if the property owner's, neighborhood association, or community organization's email address is known to the council member or lessee. Otherwise, such written notice shall be sent by U.S. Mail. Notice shall include the time, date and place of the required community meeting.

ii. Public notice signs. Public notice signs shall be posted by the lessee in accordance with the following provisions on the subject property:

(a) General Requirements. Public notice signs shall be posted on any property subject to the community meeting provisions of this section.

Public notice signs shall be installed by the proposed lessee of the property.

(b) Display Period. Public notice signs shall be installed on affected properties no less than fourteen days prior to an established community meeting date and shall be removed by the lessee following conclusion of the second ~~first~~ council consideration.

(c) Number and Placement of Public Notice Signs. Public notice signs shall be posted according to the following standards:

(i). Number. Signs shall be posted along each three hundred feet of public street frontage, up to a maximum of five signs per property.

(ii). Location. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.

(iii). Size and Content. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled community meeting, and the general nature of the community meeting.

2. The council member in whose district the property is located, or their designee, shall work in conjunction with the lessee to coordinate the scheduling of the community meeting required by this section. The district council member shall schedule the meeting to be held no later than 45 days after receipt of a written request from the lessee to schedule the meeting. In the event the district council member fails to establish a date, time, and location for the community meeting within 45 days, the lessee shall schedule the community meeting and notify the district council member of the date, time, and location prior to public notices being sent. The meeting shall occur after the lease's first council consideration and prior to the second consideration by council. The meeting shall be held either at a metropolitan government-owned facility or at a facility selected by the district council member. The community meeting may also be held virtually using an online meeting platform if necessary to comply with applicable health orders. A representative from the metropolitan department, board, agency, or commission to whom the property is assigned shall attend the community meeting.

3. An advisory group may be designated by the district council member to identify protections or benefits that could be considered in conjunction with the lease agreement. The advisory group would be composed of representatives of the neighborhood and community groups identified for notification in paragraph 2.24.230 A.1.a. The advisory group may continue to meet on a regular basis to facilitate the efficient implementation of the lease and ensure the new and continued delivery of benefits to all parties.

B. A copy of the lease or sublease agreement, including all terms and conditions thereof, shall be filed as a public record with the metropolitan clerk whenever the metropolitan government or

any agency thereof leases or subleases real estate to a private individual, partnership, corporation or other private agency.

C. Whenever the lessee or sublessee of real estate leased from the metropolitan government or any agency thereof shall lease or sublease such real estate to another, the original lessee or sublessee shall file a copy of such lease or sublease as a public record with the metropolitan clerk within thirty days after receiving a certified copy of a resolution duly enacted by the metropolitan council requiring the filing of such lease or sublease, or within thirty days after receiving written notification from the mayor requiring the filing of such lease or sublease. A copy of such lease or sublease need not be filed as a public record, however, prior to ninety days after the signing of such lease or sublease without the consent of all of the parties to such lease or sublease.

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2026-1315

Madam President –

I hereby move to amend Ordinance No. BL2026-1315:

I. By amending the recitals as follows:

WHEREAS, increasing affordable housing availability and child care ~~day-care~~ availability are priorities for the metropolitan government; and

WHEREAS, prioritizing permits and associated development reviews for projects that increase the availability of affordable housing and child care ~~day-care~~ can significantly reduce the time necessary to advance such projects; and

WHEREAS, to ensure proper review, a permit prioritization program must not impact the thoroughness of review processes;

WHEREAS, Ordinance No. BL2019-1491 established a permit prioritization program for certain affordable housing projects but did not codify it; and

WHEREAS, it is the desire of the metropolitan government to give child care ~~day-care~~ projects prioritization behind affordable housing projects and codify the program.

II. By amending Section 1 as follows:

Section 1. That Title 2 of the Metropolitan Code of Laws is amended by adding a new Chapter 2.240:

Chapter 2.240 – Permit Prioritization Program

2.240.010 – Permit prioritization program.

The permit prioritization program provides expedited permitting for development projects named in this Chapter. Under the program, qualifying projects in Section 2.240.020 shall be reviewed in advance of other applications, outside of chronological order, in accordance with Section 2.240.030. The review process itself shall not be otherwise expedited.

2.240.020 – Qualifying projects.

A. Affordable housing:

1. Permit applications and accompanying departmental reviews for multifamily residences meeting at least one of the following standards, based on Area Median Income (AMI):

- a. Standards for single-family and two-family uses (as a percentage of total residential units):
 - i. At least 12.5 percent are rental at 60 percent AMI or less
 - ii. At least 15 percent are rental at 60 percent to 80 percent AMI
 - iii. At least 17.5 percent are rental at 80 percent to 100 percent AMI
 - iv. At least 10 percent are for-sale at 60 percent to 80 percent AMI
 - v. At least 15 percent are for-sale at 80 percent to 100 percent AMI
 - b. Standards for multi-family uses less than three stories (as a percentage of net leasable residential floor area for rental developments or residential floor area for for-sale developments)
 - i. At least 12.5 percent are rental at 60 percent AMI or less
 - ii. At least 15 percent are rental at 60 percent to 80 percent AMI
 - iii. At least 17.5 percent are rental at 80 percent to 100 percent AMI
 - iv. At least 10 percent are for-sale at 60 percent to 80 percent AMI
 - v. At least 15 percent are for-sale at 80 percent to 100 percent AMI
 - c. Multi-family uses three to six stories (as a percentage of net leasable residential floor area)
 - i. At least 10 percent are rental at 60 percent AMI or less
 - ii. At least 12.5 percent are rental at 60 percent to 80 percent AMI
 - iii. At least 15 percent are rental at 80 percent to 100 percent AMI
 - d. Multi-family uses more than six stories (as a percentage of net leasable residential floor area)
 - i. At least 7.5 percent are rental at 60 percent AMI or less
 - ii. At least 10 percent are rental at 60 percent to 80 percent AMI
 - iii. At least 12.5 percent are rental at 80 percent to 100 percent AMI
2. Permit applications and accompanying departmental reviews for recipients of grants or property from the Barnes Fund for Affordable Housing, as recommended through the Metropolitan Housing Trust Commission pursuant to Section 2.149.040 of the Metropolitan Code of Laws.
- B. Child care ~~Day care~~:
- 1. Permit applications and accompanying departmental reviews for a child care day care center as defined in section 17.04.060 of the Metropolitan Code of Laws Title 17.

2.240.030 – Program administration.

- A. Within six months of this Chapter’s establishment or the enactment of an amendment thereto, the department of planning, the department of transportation and multimodal infrastructure, the department of codes administration, the

- department of water and sewerage services, the department of waste services, and the metropolitan fire department shall develop and implement a permit prioritization process for qualifying projects listed in this Chapter.
- B. The permit prioritization process includes the following permit types and related department reviews performed by the departments listed in Subsection A above:
1. permits issued pursuant to Chapter 16.28, including but not limited to master building permits, individual building permits, foundation permits, and demolition permits
 2. tree removal permits
 3. reviews for landscape and irrigation
 4. grading permits
 5. public water and sewer extension permits
 6. cross-connect permits for private water and sewer service
 7. reviews of traffic studies, public road improvements, curb cuts, and sidewalks
 8. waste collection approvals
 9. life safety reviews and sprinkler and/or riser room approvals
 10. reviews of plans and building elevations for planned unit developments, overlays, or specific plan developments; plat reviews; reviews of final plat for lot creation, right-of-way dedication, and easement dedication
 11. permits issued for office or construction trailers on construction sites
- C. Permits for qualifying projects related to affordable housing uses, as defined in this Chapter, shall be prioritized over permits for qualifying projects related to child care ~~day-care~~ uses, as defined in this Chapter.
- D. If an eligible permit lacks necessary information, is incomplete, or otherwise deficient at the time it is identified for prioritized departmental review, the application shall be returned to its ordinary chronological order with no prioritization provided.
- E. The process developed by the departments named in Subsection A above shall include a mechanism by which permit applicants seeking prioritization under this Chapter can affirmatively indicate such request to the reviewing department or departments. It shall be incumbent upon permit applicants seeking prioritization to so indicate.
- F. Each request for prioritization shall be reviewed and certified as to whether the project meets the criteria set forth in this Chapter by:
1. for affordable housing projects, the department of planning.
 2. for child care ~~day-care~~ projects, the mayor's office of economic and community development.

SPONSORED BY:

Joy Styles
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2026-1315

Madam President –

I hereby move to amend Ordinance No. BL2026-1315 by amending Section 1 as follows:

Section 1. That Title 2 of the Metropolitan Code of Laws is amended by adding a new Chapter 2.240:

Chapter 2.240 - Permit Prioritization Program

2.240.010 - Permit prioritization program.

The permit prioritization program provides expedited permitting for development projects named in this Chapter. Under the program, qualifying projects in Section 2.240.020 shall be reviewed and inspected in advance of other applications, outside of chronological order, in accordance with Section 2.240.030. The review and inspection processes themselves ~~process itself~~ shall not be otherwise expedited.

2.240.020 - Qualifying projects.

A. Affordable housing:

1. Permit applications and accompanying departmental reviews for multifamily residences meeting at least one of the following standards, based on Area Median Income (AMI):

a. Standards for single-family and two-family uses (as a percentage of total residential units):

- i. At least 12.5 percent are rental at 60 percent AMI or less
- ii. At least 15 percent are rental at 60 percent to 80 percent AMI
- iii. At least 17.5 percent are rental at 80 percent to 100 percent AMI
- iv. At least 10 percent are for-sale at 60 percent to 80 percent AMI
- v. At least 15 percent are for-sale at 80 percent to 100 percent AMI

b. Standards for multi-family uses less than three stories (as a percentage of net leasable residential floor area for rental developments or residential floor area for for-sale developments)

- i. At least 12.5 percent are rental at 60 percent AMI or less
- ii. At least 15 percent are rental at 60 percent to 80 percent AMI
- iii. At least 17.5 percent are rental at 80 percent to 100 percent AMI

- iv. At least 10 percent are for-sale at 60 percent to 80 percent AMI
- v. At least 15 percent are for-sale at 80 percent to 100 percent AMI
- c. Multi-family uses three to six stories (as a percentage of net leasable residential floor area)
 - i. At least 10 percent are rental at 60 percent AMI or less
 - ii. At least 12.5 percent are rental at 60 percent to 80 percent AMI
 - iii. At least 15 percent are rental at 80 percent to 100 percent AMI
- d. Multi-family uses more than six stories (as a percentage of net leasable residential floor area)
 - i. At least 7.5 percent are rental at 60 percent AMI or less
 - ii. At least 10 percent are rental at 60 percent to 80 percent AMI
 - iii. At least 12.5 percent are rental at 80 percent to 100 percent AMI

2. Permit applications and accompanying departmental reviews for recipients of grants or property from the Barnes Fund for Affordable Housing, as recommended through the Metropolitan Housing Trust Commission pursuant to Section 2.149.040 of the Metropolitan Code of Laws.

B. Day care:

- 1. Permit applications and accompanying departmental reviews for a day care center as defined in Title 17.

2.240.030 - Program administration.

A. Within six months of this Chapter's establishment or the enactment of an amendment thereto, the department of planning, the department of transportation and multimodal infrastructure, the department of codes administration, the department of water and sewerage services, the department of waste services, and the metropolitan fire department shall develop and implement a permit prioritization process for qualifying projects listed in this Chapter.

B. The permit prioritization process includes the following permit types and related department reviews performed by the departments listed in Subsection A above:

- 1. permits issued pursuant to Chapter 16.28, including but not limited to master building permits, individual building permits, foundation permits, and demolition permits
- 2. tree removal permits
- 3. reviews for landscape and irrigation
- 4. grading permits
- 5. public water and sewer extension permits

6. cross-connect permits for private water and sewer service
7. reviews of traffic studies, public road improvements, curb cuts, and sidewalks
8. waste collection approvals
9. life safety reviews and sprinkler and/or riser room approvals
10. reviews of plans and building elevations for planned unit developments, overlays, or specific plan developments; plat reviews; reviews of final plat for lot creation, right-of-way dedication, and easement dedication
11. permits issued for office or construction trailers on construction sites
12. inspections required under Chapter 16.32 of the Metropolitan Code of Laws
13. issuance of certificates of occupancy under Chapter 16.36 of the Metropolitan Code of Laws.
14. construction inspections of stormwater facilities required under Chapter 15.64 of the Metropolitan Code of Laws.

C. Permits for qualifying projects related to affordable housing uses, as defined in this Chapter, shall be prioritized over permits for qualifying projects related to day care uses, as defined in this Chapter.

D. If an eligible permit lacks necessary information, is incomplete, or otherwise deficient at the time it is identified for prioritized departmental review, the application shall be returned to its ordinary chronological order with no prioritization provided.

E. The process developed by the departments named in Subsection A above shall include a mechanism by which permit applicants seeking prioritization under this Chapter can affirmatively indicate such request to the reviewing department or departments. It shall be incumbent upon permit applicants seeking prioritization to so indicate.

F. Each request for prioritization shall be reviewed and certified as to whether the project meets the criteria set forth in this Chapter by:

1. for affordable housing projects, the department of planning.
2. for day care projects, the mayor's office of economic and community development.

SPONSORED BY:

Burkley Allen
Member of Council

SUBSTITUTE ORDINANCE NO. BL2026-1315

An ordinance to amend Title 2 of the Metropolitan Code of Laws to create a new chapter establishing a ~~permit prioritization~~ priority processing program for affordable housing and day care development projects.

WHEREAS, increasing affordable housing availability and day care availability are priorities for the metropolitan government; and
202

WHEREAS, prioritizing permits and associated development reviews for projects that increase the availability of affordable housing and day care can significantly reduce the time necessary to advance such projects; and

WHEREAS, to ensure proper review, a ~~permit prioritization~~ priority processing program must not impact the thoroughness of review processes;

WHEREAS, Ordinance No. BL2019-1491 established a ~~permit prioritization program~~ process for certain affordable housing projects but did not codify it; and

WHEREAS, it is the desire of the metropolitan government to give day care projects prioritization behind affordable housing projects and codify the program.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 2 of the Metropolitan Code of Laws is amended by adding a new Chapter 2.240:

Chapter 2.240 – ~~Permit Prioritization~~ Priority Processing Program

2.240.010 – ~~Permit prioritization~~ Priority processing program.

The ~~permit prioritization~~ priority processing program provides expedited review and permitting for development projects named in this Chapter. Under the program, qualifying projects in Section 2.240.020 shall be reviewed in advance of other applications, outside of chronological order, in accordance with Section 2.240.030. The review process itself shall not be otherwise expedited.

2.240.020 – Qualifying projects.

- C. Affordable housing: Permit applications and accompanying departmental reviews for multifamily residential projects meeting at least one of the following standards:
1. The project has received a grant from the Barnes Fund for Affordable Housing, as recommended through the Metropolitan Housing Trust Commission pursuant to Section 2.149.040 of the Metropolitan Code of Laws.
 2. The project participates in a federal, state, or local income-based affordable housing program.

3. The project is part of a voluntarily affordability agreement with the metropolitan government meeting affordability standards determined by the department of planning and published on the metropolitan government website. Modifications to such standards shall be published no fewer than ninety days prior to taking effect.
1. ~~Permit applications and accompanying departmental reviews for multifamily residences meeting at least one of the following standards, based on Area Median Income (AMI):~~
 - a. ~~Standards for single family and two family uses (as a percentage of total residential units):~~
 - i. ~~At least 12.5 percent are rental at 60 percent AMI or less~~
 - ii. ~~At least 15 percent are rental at 60 percent to 80 percent AMI~~
 - iii. ~~At least 17.5 percent are rental at 80 percent to 100 percent AMI~~
 - iv. ~~At least 10 percent are for sale at 60 percent to 80 percent AMI~~
 - v. ~~At least 15 percent are for sale at 80 percent to 100 percent AMI~~
 - b. ~~Standards for multi-family uses less than three stories (as a percentage of net leasable residential floor area for rental developments or residential floor area for for sale developments)~~
 - i. ~~At least 12.5 percent are rental at 60 percent AMI or less~~
 - ii. ~~At least 15 percent are rental at 60 percent to 80 percent AMI~~
 - iii. ~~At least 17.5 percent are rental at 80 percent to 100 percent AMI~~
 - iv. ~~At least 10 percent are for sale at 60 percent to 80 percent AMI~~
 - v. ~~At least 15 percent are for sale at 80 percent to 100 percent AMI~~
 - c. ~~Multi family uses three to six stories (as a percentage of net leasable residential floor area)~~
 - i. ~~At least 10 percent are rental at 60 percent AMI or less~~
 - ii. ~~At least 12.5 percent are rental at 60 percent to 80 percent AMI~~
 - iii. ~~At least 15 percent are rental at 80 percent to 100 percent AMI~~
 - d. ~~Multi family uses more than six stories (as a percentage of net leasable residential floor area)~~
 - i. ~~At least 7.5 percent are rental at 60 percent AMI or less~~
 - ii. ~~At least 10 percent are rental at 60 percent to 80 percent AMI~~
 - iii. ~~At least 12.5 percent are rental at 80 percent to 100 percent AMI~~
2. ~~Permit applications and accompanying departmental reviews for recipients of grants or property from the Barnes Fund for Affordable Housing, as recommended through the Metropolitan Housing Trust Commission pursuant to Section 2.149.040 of the Metropolitan Code of Laws.~~

B. Day care:

1. Permit applications and accompanying departmental reviews for a day care center as defined in Title 17.

2.240.030 – Program administration.

- G. Within six months of this Chapter's establishment or the enactment of an amendment thereto, the department of planning, the department of transportation and multimodal infrastructure, the department of codes administration, the department of water and sewerage services, the department of waste services, and the metropolitan fire department shall develop and implement a ~~permit~~ prioritization process for qualifying projects listed in this Chapter.
- H. The ~~permit~~-prioritization process includes the following permit types and related department reviews performed by the departments listed in Subsection A above:
 1. permits issued pursuant to Chapter 16.28, including but not limited to master building permits, individual building permits, foundation permits, and demolition permits
 2. tree removal permits
 3. reviews for landscape and irrigation
 4. grading permits
 5. public water and sewer extension permits
 6. cross-connect permits for private water and sewer service
 7. reviews of traffic studies, public road improvements, curb cuts, and sidewalks
 8. waste collection approvals
 9. life safety reviews and sprinkler and/or riser room approvals
 10. reviews of plans and building elevations for planned unit developments, overlays, or specific plan developments; plat reviews; reviews of final plat for lot creation, right-of-way dedication, and easement dedication
 11. permits issued for office or construction trailers on construction sites
- I. Permits for qualifying projects related to affordable housing uses, as defined in this Chapter, shall be prioritized over permits for qualifying projects related to day care uses, as defined in this Chapter.
- J. If an eligible permit lacks necessary information, is incomplete, or otherwise deficient at the time it is identified for prioritized departmental review, the application shall be returned to its ordinary chronological order with no prioritization provided.
- K. ~~The process developed by the departments named in Subsection A above shall include a mechanism by which permit applicants seeking prioritization under this Chapter can affirmatively indicate such request to the reviewing department or departments. It shall be incumbent upon permit applicants seeking prioritization to so indicate.~~
- L. Each request for prioritization shall be submitted by the applicant prior to or concurrent with plan submission or permit application. For affordable housing projects, the department of planning shall reviewed and certified as to whether the project meets the criteria set forth in this Chapter. For day care projects, the department of codes administration shall review and certify whether the project meets the criteria set for in this Chapter. Upon certification that a project meets the applicable criteria, the certifying department shall designate the project as such in the appropriate metropolitan government systems. Such designation shall serve as notice to all reviewing departments that the project is entitled to prioritized review. ~~by:~~

- ~~1. for affordable housing projects, the department of planning.~~
- ~~2. for day care projects, the mayor's office of economic and community development.~~

Section 2. That Ordinance No. BL2019-1491 is repealed.

Section 3. That this ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Clay Capp
Member of Council

AMENDMENT NO. __
TO
ORDINANCE NO. BL2026-1316

Madam President –

I hereby move to amend Ordinance No. BL2026-1316 as follows:

II. By amending Section 1 as follows:

Section 1. That Section 16.24.360 is hereby amended by adding the following as Subsection F:

F. Shopping Center Common Area Containers. The operator of every shopping center, as defined in 17.04.060 of the Metropolitan Code of Laws (see Retail, shopping center), shall provide one container for rubbish and garbage and one container for recycling materials for every three tenant bays within the shopping center. Such containers shall be located in a manner that is visible and accessible by the public and maintained in a clean and sanitary manner.

SPONSORED BY:

Russ Bradford
Member of Council

AMENDMENT NO. 1
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following note to the Hotel/motel use in the East area in the Use Tables in Section III of the Downtown Code:

“Within the East Bend Subdistrict, hotel/motel as a stand-alone principal use shall be permitted only up to an aggregate maximum of 3,920 hotel guest rooms (keys). For purposes of this footnote, “stand-alone principal use” means a hotel/motel use within a building or development that contains no dwelling units.

No maximum number of hotel guest rooms (keys) shall apply to a building or development that contains both hotel/motel use and dwelling units. No final site plan shall be approved, and no building permit or certificate of occupancy shall be issued, for any stand-alone hotel/motel use that would cause the aggregate number of hotel guest rooms (keys) authorized by approved final site plans, or where no final site plan is required by valid building permits, for stand-alone hotel/motel uses within the East Bend Subdistrict to exceed 3,920 hotel guest rooms (keys).”

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 2
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following note to the Hotel/motel use in the East area in the Use Tables in Section III of the Downtown Code:

“Hotel/Motel uses within the East Bend Subdistrict shall not be permitted on: (1) parcels located between South 2nd Street (proposed) right-of-way as depicted in the East Bend Regulating Plan and I-24; or (2) parcels entitled to a maximum height of 8 stories as set forth in Diagram A of the East Bend Subdistrict Standards. Hotel/Motel uses shall be permitted by right on all other parcels within the subdistrict, including parcels designated as East Bank Core in the Regulating Plan.”

SPONSORED BY:

Jacob Kupin
Member of Council

AMENDMENT NO. 3
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following note to the Hotel/motel use in the East area in the Use Tables in Section III of the Downtown Code:

“Hotel uses within the East Bend subdistrict are restricted to parcels located entirely between the Linear Green Space and Korean Veterans Boulevard that have at least 200 feet of continuous linear frontage on Korean Veterans Boulevard or the north side of East Bank Boulevard. The specific tower containing the hotel use shall be located adjacent to Korean Veterans Boulevard or East Bank Boulevard”

SPONSORED BY:

Clay Capp
Emily Benedict
Erin Evans
Terry Vo
Members of Council

AMENDMENT NO. 4
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following as a new subsection titled “Surface Parking” located after the Structured Parking subsection within the East Bend General Regulations section of Section II of the Downtown Code:

“Surface Parking

Surface parking lots that are the principal use on their respective parcel shall only be utilized on days when there are events being held at Nissan Stadium or the Tennessee Performing Arts Center.”

II. By adding the following note to the ‘automobile parking’ use in the East area in the Use Tables in Section III of the Downtown Code:

“In the East Bend subdistrict, the automobile parking use shall be limited to 20% of the total developable area of the subdistrict as a stand-alone use. Automobile parking shall be permitted as a permitted use in the East Bend subdistrict until June 30, 2031; after such date, automobile parking shall only be permitted as an accessory use within the subdistrict.”

SPONSORED BY:

Clay Capp
Emily Benedict
Erin Evans
Terry Vo
Members of Council

AMENDMENT NO. 6
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following note to the 'stadium/arena convention center' use in the East area in the Use Tables in Section III of the Downtown Code:

“In the East Bend subdistrict, the stadium/arena convention center use shall be prohibited.”

SPONSORED BY:

Clay Capp
Emily Benedict
Erin Evans
Terry Vo
Members of Council

AMENDMENT NO. 7
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the Future Streets & Infrastructure subsection of the East Bend General Regulations section of Section II of the Downtown Code:

“The Planning Department and the Nashville Department of Transportation and Multimodal Infrastructure (NDOT) shall complete an analysis of transportation infrastructure for the East Bend subdistrict every five years, with the first analysis being due on December 31, 2026. Such analysis shall examine constructed and proposed transportation infrastructure compared to the existing demand at the time of the analysis and the anticipated demand based on existing entitlements. The analysis shall include recommendations for transportation infrastructure improvements within the East Bend subdistrict that respect multimodal hierarchy. This analysis shall inform but not replace any multimodal transportation analysis required as part of a development project review.”

SPONSORED BY:

Clay Capp
Emily Benedict
Erin Evans
Terry Vo
Members of Council

AMENDMENT NO. 8
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By modifying the Min. Building Depth subsection within the East Bend Building Regulations section of Section II of the Downtown Code as follows:

A habitable (conditioned) liner – with a minimum of ~~45'~~ 30' depth from building facade – is required for all sides and levels of an above-ground vehicular parking structure facing public streets, outdoor spaces, or the riverfront, with exceptions for structured parking adjacent to- and completely underneath an elevated viaduct (KVB or I-24) ~~and office uses per the Structured Parking section.~~

II. By modifying the Structured Parking subsection within the East Bend General Regulations section of Section II of the Downtown Code as follows:

“STRUCTURED PARKING

~~Active Use Liner~~ Requirements

Structured parking shall not be visible from the public realm. All structured parking above-grade shall have habitable liners along street, river, and outdoor space frontages at the ground level.

~~For hotel and residential uses~~ structures and mixed-use structures where the majority of the conditioned space is utilized for residential uses, all structured parking above grade shall have habitable liners along street, river, and outdoor space frontages.

For non-residential structures and mixed use structures where the majority of the conditioned space is utilized for non-residential uses, all parking shall be located underground.

~~For office uses above the ground level, where habitable liners are infeasible, structured parking may be screened using cladding that integrates with the architectural characteristics of the habitable portion of the building and surrounding built context, subject to staff approval.~~

For structures eligible for above grade structured parking adjacent to elevated viaducts or roads other than the interstate, an active liner shall be provided for the frontage-level and above. Levels completely below the elevated frontage and along the viaduct may be unlined (see Diagram B).

For property adjacent to KVB at Davidson St., a liner is required on any stories between the Davidson St elevation and two stories above the KVB elevation.

Adjacent to the interstate, where habitable liners are infeasible, structured parking visible from the elevated roadway may be screened for a maximum of two levels using cladding that integrates with the architectural characteristics of the habitable portion of the building and surrounding built context, subject to staff approval.

SPONSORED BY:

Clay Capp
Emily Benedict
Erin Evans
Terry Vo
Members of Council

AMENDMENT NO. 9
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by amending the following language to the Modifications subsection of the Application of the DTC section of Section I of the Downtown Code:

Modifications to the Standards

Based on site-specific issues, an applicant may seek modifications to the standards of this document.

Any standard within the DTC may be modified, insofar as the intent of the standard is being met, the modification results in better urban design for the neighborhood as a whole, and the modification does not impede or burden existing or future development of adjacent properties.

The DTC, the Downtown Plan and any other policies and regulations from governing agencies shall be consulted when considering modifications. Any standards that shall not be modified are explicitly noted in this document.

Modifications may be approved by Planning staff, the Downtown Code Design Review Committee (DTC DRC) or the Planning Commission.

- Minor modifications – deviations of 20 percent or less – or modifications explicitly noted herein as minor may be approved by Planning Staff.
- Any determination made by the Planning Staff may be appealed to the DTC DRC.
- Major modifications – deviations of more than 20 percent – and modifications of standards without numbers may be approved by the DTC DRC. Within the East Bank and East Bend subdistricts, the East Bank Design Review Committee (“EB DRC”) shall act as the DTC DRC. Within MDHA redevelopment districts, the MDHA DRC shall act as the DTC DRC.
- Any determination made by the DTC DRC, the EB DRC, or the MDHA DRC regarding standards of the DTC may be appealed to the Planning Commission by the applicant or the Planning Department.
- All building permits for modifications authorized by the Planning Staff, DTC DRC, or Planning Commission must be obtained within three years from the date of approval.”

II. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by amending the following language to the Modifications subsection of the Application of the DTC section of Section I of the Downtown Code:

Application Process

The DTC DRC shall review and approve a DTC Concept Plan for a site prior to approval of a DTC Final Site Plan.

A recommendation from the Nashville Department of Transportation and Multimodal Infrastructure shall be required for a DTC Concept Plan.

- The DTC, the Downtown Plan, other policies, official guidelines (such as the Downtown Code Design Guidelines), regulations from governing agencies, and other best practices shall be consulted when considering a DTC Concept Plan. No standard within the DTC shall relieve a project of the review process associated with a Concept Plan application.
- Modifications shall be requested concurrently with the DTC Concept Plan.
- Within the East Bank and East Bend subdistricts, the EB DRC shall act as the DTC DRC and final EB DRC approval shall act as the DTC Concept Plan.
- Within MDHA redevelopment districts, the MDHA DRC shall act as the DTC DRC and final MDHA approval shall act as the DTC Concept Plan.
- Any determination made by the Planning Staff may be appealed to the DTC DRC. Any determination made by the DTC DRC or the MDHA DRC regarding standards of the DTC may be appealed to the Planning Commission by the applicant or the Planning Department.

III. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the Design Review & Compliance subsection of the Application of the DTC section of Section I of the Downtown Code:

East Bank Design Review Committee

The EBDRC is subject to the rules and procedures adopted by the Planning Commission. The EBDRC will consist of eight (8) voting members. All members shall be residents of Davidson County. One member shall be nominated by each of the following with confirmation by the Planning Commission:

- East Bank neighborhood association
- Cayce Place Resident Association
- Urban Land Institute
- Nashville Area Chamber of Commerce
- Civic Design Center

One member shall be appointed by the following:

- Mayor
- Metropolitan Council

- Planning Commission

Members appointed by the Mayor, Metropolitan Council, Planning Commission and the Civic Design Center shall be design professionals, with a degree or several years of experience in architecture, landscape architecture, planning or urban design. The member appointed by the Urban Land Institute Members shall be a licensed architect or landscape architect.

Each term shall be four years, with the appointees of the Mayor, Vice-Mayor and Planning Commission serving an initial two-year term upon adoption of the DTC. Any vacancy occurring during the unexpired term of any members shall be filled in the manner prescribed herein for the original selection of the members of the EBDR. A new mayor and/or new vice mayor may appoint a new representative after the term of the existing representative has expired.

IV. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the Sign Permit Modifications subsection of the Modifications of the DTC section of Section V of the Downtown Code:

Sign Permit Modifications

Requests for modifications to sign standards are reviewed through the process outlined on pages 14 and 15. Modifications are reviewed by Planning staff and ~~either~~ the East Bank Design Review Committee, the MDHA Design Review Committee or the DTC Design Review Committee. The applicant may appeal a decision through the process described on pages 14 and 15. All sign Modifications are Major Modifications. Two additional types of Modifications for signage related permits may be requested and are outlined below.

SPONSORED BY:

Emily Benedict
Erin Evans
Members of Council

AMENDMENT NO. 10
TO
SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by removing the diagram shown in East Bend Regulating Plan section of Section II of the Downtown Code, and replacing it with Exhibit B.

II. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by removing the Height subsection of the East Bend General Regulations section of Section II of the Downtown Code, and replacing it with the following:

~~Minimum Height~~

~~Development within the East Bend subdistrict shall be a minimum of 8 stories, excluding property between Davidson Street and the Cumberland River not fronting KVB. Minimum heights shall not apply to small-scale structures used to activate parks and outdoor spaces, such as kiosks, or to civic buildings.~~

Maximum Height See Diagram A

Properties within the East Bend subdistrict are ineligible to earn additional height through the Bonus Height Program.

~~The property shown as River Gateway in Diagram A is entitled to a maximum of 24 stories in height, but may be permitted up to 40 stories in height if, and only if, the proposal is determined to be consistent with adopted policies relating to this property. This determination shall be made by the DTC DRC when a DTC Concept Plan is filed with a recommendation provided by Planning Staff. This determination may be appealed to the Planning Commission.~~

~~Exceptional Height in East Bend Core~~

~~Within the East Bank Core, one building up to fifty (50) stories is permitted as a focal point. The East Bend Core is defined by the pedestrian promenade to the north, the western edge of South 2nd S, the southern edge of South 2nd St., the eastern edge of East Bank Blvd, per the regulating plan.~~

Civic Uses

Civic buildings often do not include a standard interior layout and may include more voluminous areas than standard urban buildings. In lieu of the maximum height in stories, Civic buildings between Davidson Street and the Cumberland River are not subject to height limitations in stories. Height of these buildings shall be reviewed when civic frontage is proposed.

III. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by removing Diagram A, as referenced in the Height subsection of the East Bend General Regulations section of Section II of the Downtown Code, and replacing it with Exhibit C.

SPONSORED BY:

Emily Benedict
Erin Evans
Members of Council

East Bend: Regulating Plan

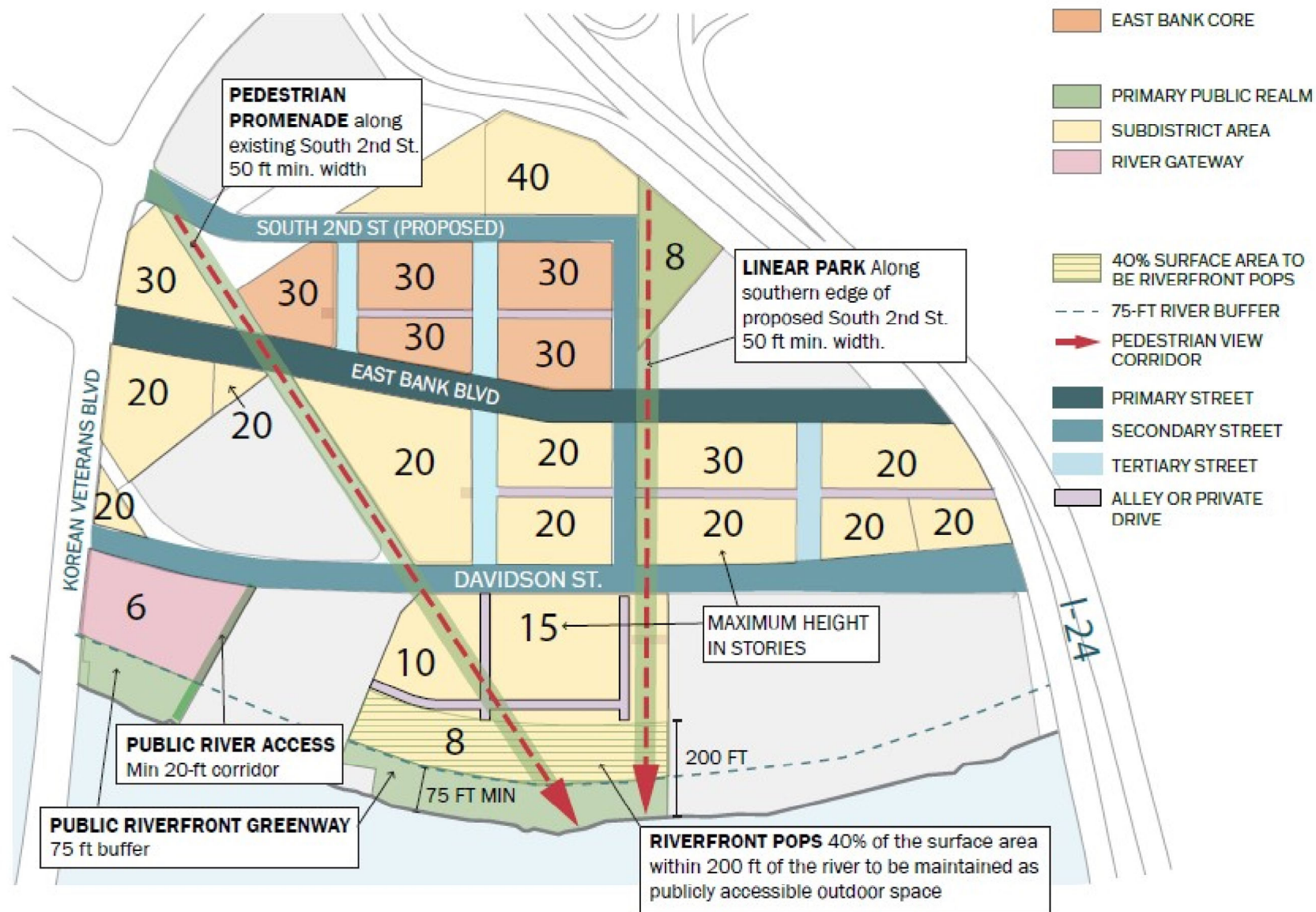




Diagram A: Maximum height by location

AMENDMENT NO. 11

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By amending Section 1 as follows:

Section 1: That Chapter 17.37 of the Metropolitan Code is hereby amended by deleting the Downtown Code (DTC) in its entirety and replacing it with Exhibit A, which adds the Shelby's Bend East Bend Subdistrict and makes various changes to incorporate the subdistrict into the document.

II. By amending Section 2 as follows:

Section 2. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Planning staff shall coordinate with NDOT, EBDA, Metro Water Services, and applicable property owners on an MCSP amendment to establish a proposed urban street grid for the area that prioritizes Vision Zero safety objectives and enables the fulfillment of planned utility infrastructure, including stormwater and sewer.
2. Planning staff shall submit the Shelby's Bend East Bend Public Realm Design Framework to the Downtown Code Design Review Committee for adoption as design guidance on applicable properties.

III. By amending Exhibit A of Substitute Ordinance No. BL2026-1273 to replace all uses of the term "East Bend" with the term "Shelby's Bend".

SPONSORED BY:

Emily Benedict
Erin Evans
Member of Council

AMENDMENT NO. 12

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the Future Streets & Infrastructure subsection of the East Bend General Regulations section of Section II of the Downtown Code:

“Any Major and Collector Street Plan (MCSP) amendment that includes existing or proposed rights-of-way within the East Bend subdistrict shall receive a recommendation from the Bicycle Advisory and Pedestrian Commission (BPAC) and the Vision Zero Advisory Committee (VZAC) or appropriate successor entities before being considered by the Planning Commission. Should BPAC, VZAC, or appropriate successor entities cease to exist, MCSP amendments shall receive a recommendation from the Traffic and Parking Commission. The recommendations shall be advisory and non-binding. Should any entity tasked with making such recommendation fail to do so within 60 days of submission of the MCSP amendment for consideration, that entity’s recommendation shall no longer be required for the Planning Commission to consider the MCSP amendment.”

SPONSORED BY:

Sean Parker
Emily Benedict
Members of Council

AMENDMENT NO. 13

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By adding a new Section 1 as follows and renumbering the subsequent sections:

Section 1. That Section 17.08.030 of the Metropolitan Code is hereby amended by marking the ‘animal hospital’ and ‘animal boarding facility’ uses as being permitted by right (P) in the East use area of the Downtown Code (DTC).

II. By amending the use table in Section III of the Downtown Code found in Exhibit A to mark the ‘animal hospital’ use as being permitted by right (P) in the East use area.

SPONSORED BY:

Rollin Horton
Member of Council

AMENDMENT NO. 14

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following new recitals immediately before the last recital:

WHEREAS, the *Imagine East Bank* vision plan, adopted by the Metropolitan Planning Commission on October 6, 2022, following a 21-month public engagement process, established a community-led vision for the entire East Bank, including the East Bend, that prioritizes safe and multimodal transportation connections, affordable neighborhoods, and the everyday needs of Nashvillians as guiding principles for all development on the East Bank; and

WHEREAS, the Metropolitan Council affirms its commitment to implementing the *Imagine East Bank* vision plan's multimodal transportation goals, including the direction that the East Bank street network prioritize walking, biking, and public transit as the primary modes of access to and through the East Bank; and

WHEREAS, infrastructure throughout East Bend should be designed as a people-first corridor that implements Nashville's Transportation Modal Hierarchy by prioritizing walking, biking, and public transit over single-occupancy vehicles, that its design shall create a safe, comfortable, and accessible environment for all road users while reducing dependence on private cars, and its design should align with Nashville's commitment to Vision Zero to eliminate traffic fatalities and serious injuries through proven safety strategies such as slower vehicle speeds through fewer and narrower car lanes, protected bikeways, high-quality pedestrian crossings, and transit-supportive street design; and

WHEREAS, East Bend should be designed to become one of the most pedestrian and bicycle-friendly neighborhoods in Nashville, following nationally recognized best practices for multimodal street design including guidance from the National Association of City Transportation Officials (NACTO) and other leading urban street design standards; and

WHEREAS, the Metropolitan Council acknowledges that the detailed design of streets, right-of-way programming, bike lane configurations, transit routing, and pedestrian infrastructure within the East Bend Subdistrict will be determined through the forthcoming Major and Collector Street Plan (MCSP) amendment process, which shall include its own public hearing before the Metropolitan Planning Commission with meaningful input from Nashville Department of Transportation (NDOT), WeGo Public Transit, Walk Bike Nashville, the Bicycle and Pedestrian Advisory Commission (BPAC), the Vision Zero Advisory Commission, Choose How You Move, the East Bank Development Authority, and the broader community; and

WHEREAS, the application of the Downtown Code to the East Bank of the Cumberland River is intended to foster an urban, mixed-use neighborhood shaped by human-scaled design, accessibility, sustainability, and high-quality public spaces; and

WHEREAS, the Metropolitan Council affirms its intent that, to the extent reasonably practicable, the development of the East Bend Subdistrict shall be carried out in a manner that minimizes disruption to existing public rights-of-way, and that the development team shall work in good faith with the Nashville Department of Transportation and Multimodal Infrastructure and the Metro Planning Department to maintain public access to streets and rights-of-way during construction to the greatest extent possible; and

II. By adding the following new section and renumbering the remaining section accordingly:

Section 3. The Metropolitan Planning Department shall provide a written report to the Metropolitan Council upon completion of the Major and Collector Street Plan amendment process for the East Bend Subdistrict. Such report shall summarize the final street classifications, right-of-way standards, and multimodal infrastructure designations adopted for the East Bend street network, including but not limited to provisions for pedestrian facilities, bicycle infrastructure, transit accommodations, and vehicle lanes. The report shall be transmitted to all members of the Metropolitan Council and the Metropolitan Clerk no later than thirty (30) days following final adoption of the East Bend Major and Collector Street Plan amendment by the Metropolitan Planning Commission.

III. By amending Exhibit A, Section II: East Bend: General Regulations, Predefined Public Realm by adding the following language to the end of numbered paragraph 2:

The Pedestrian Promenade shall be designed to minimize conflict between pedestrians and vehicular traffic. Where the Promenade intersects with vehicular roadways, including but not limited to East Bank Boulevard and Davidson Street, grade separation between the Promenade and the vehicular travel way shall be provided to the extent practicable, as determined through the development review process in coordination with NDOT and the Metro Planning Department.

SPONSORED BY:

Rollin Horton
Member of Council

AMENDMENT NO. 15

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President,

I move to amend Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following new recitals immediately before the last recital:

WHEREAS, surface parking, when established as a principal or stand-alone use, undermines those objectives by creating inefficient, auto-oriented, and environmentally harmful conditions that disrupt the urban fabric; and

WHEREAS, under that certain Stadium Parking Facilities Development, Operations and Use Agreement, dated November 13, 2024, by and between The Metropolitan Government of Nashville and Davidson County and Tennessee Stadium, LLC, the Metropolitan Government is obligated to maintain Campus Parking Spaces within the Campus, outside of Parcel B, including not less than 2,500 structured or surface parking spaces, except as otherwise provided during the Campus Construction Period, and to include structured parking as part of the development of Parcel B; and

WHEREAS, it is therefore in the public interest to eliminate surface parking as a permitted principal use within the DTC East Use Table for uses permitted in the DTC East Bank and East Bend Subdistricts once the Metropolitan Government's stadium-related parking obligations can be satisfied through structured parking; and

II. By amending Exhibit A, Section III: Uses, Use Tables, Commercial Uses, row "Automobile parking," East column, by changing "P" to "P^^".

III. By amending Exhibit A, Section III: Uses, Use Tables by adding the following new footnote:

^^Within the boundaries of the East Bend Subdistrict, automobile parking in a surface parking lot as a principal use or stand-alone use shall be permitted only until the Zoning Administrator issues a written determination, based on documentation submitted by the Metropolitan Government, that structured parking facilities sufficient to satisfy the Metropolitan Government's parking obligations under that certain Stadium Parking Facilities Development, Operations and Use Agreement dated November 13, 2024, by and between The Metropolitan Government of Nashville and Davidson County and Tennessee Stadium, LLC, have been completed and are available for use, including the required Campus Parking Spaces outside Parcel B and the Parcel B Parking Deck.

After issuance of that written determination, automobile parking in a surface parking lot as the Principal Use or stand-alone use shall not be permitted within the East Bend Subdistrict. This footnote shall not prohibit structured parking, below-grade parking, or temporary construction-related parking approved by the Department of Codes Administration, or parking provided as an accessory use to a permitted principal use.

SPONSORED BY:

Rollin Horton
Member of Council

AMENDMENT NO. 16

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the Height subsection of the East Bend General Regulations section of Section II of the Downtown Code as a new subsection:

“Shadow Study and Standards

Any development proposal that includes a building exceeding twenty (20) stories or three hundred (300) feet in height shall submit a Shadow Study, certified by a licensed architect, engineer, or solar access consultant independent of the applicant and independent of the design team of record, as part of the Final Site Plan application to ensure the long-term viability and solar amenity of the public realm. To prevent the creation of persistent shadow corridors, the designated pedestrian promenade, linear parks, greenways, Korean Veterans Boulevard, and Davidson Street right-of-way, collectively, the "Protected Public Zones", shall maintain a minimum of four (4) cumulative hours of unobstructed direct sunlight between the hours of 10:00 AM and 4:00PM as measured on the summer solstice (June 21st) and winter solstice (December 21st) at the finished grade. All shadow modelling shall utilize solar angle data applicable to Nashville, Tennessee at the 36.17° N latitude and shall account for the maximum allowable building envelopes of all adjacent parcels as defined by the Downtown Code in addition to existing and approved structures.

To achieve the required sky exposure, all buildings subject to this subsection shall incorporate a minimum twenty-foot (20') step-back from the primary building facade at the fourth (4th) story, not to exceed sixty (60) feet in vertical height, on all street-facing and park-adjacent elevations. Any proposed building massing that results in more than twenty-five percent (25%) shadow coverage of the Protected Public Zones for more than two (2) cumulative hours during the prescribed measurement period is prohibited. Where a proposed massing exceeds this threshold, the applicant shall reduce floor-plate dimensions, slim the tower profile, or reduce total building height, or any combination thereof, until the building as designed fully complies with the standards set forth in this subsection. Final Site Plan approval shall not be granted until compliance with the objective standards set forth in this subsection is demonstrated by the certified Shadow Study.

The standards of this section shall not be eligible for any modifications.”

SPONSORED BY:

Erin Evans
Member of Council

AMENDMENT NO. 17

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the East Bend General Regulations section of Section II of the Downtown Code as a new subsection:

“Environmental Study

The Planning Department shall complete a cumulative environmental impact study no later than December 31, 2026. The study shall examine the environmental impacts of development if built out to the maximum permitted entitlements. The study shall examine any reasonably foreseeable environment effects of development including, but not limited to, the impacts to water quality, stormwater management, and air quality. This study shall include recommended best practice alternatives in order to minimize environmental impacts.”

SPONSORED BY:

Terry Vo
Member of Council

AMENDMENT NO. 18

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 as follows:

I. By adding the following language to the East Bend General Regulations section of Section II of the Downtown Code as a new subsection:

“Digital Sign and Display Regulations

Digital signage or displays capable of full motion video and dynamic displays shall be prohibited within the East Bend Subdistrict.

Digital signs or displays shall not exceed a maximum illumination of 1,500 nits during daylight hours and 150 nits between dusk to dawn as measured from the sign or display’s face at maximum brightness. The static image duration must be a minimum of 60 seconds.”

II. By adding the following to the Modifications for Tourist-oriented Businesses subsection within the Modifications section of Section V of the Downtown Code.

“Businesses within the East Bend Subdistrict shall not be eligible for a tourist-oriented business modification.”

SPONSORED BY:

Terry Vo
Member of Council

Substitute Amendment to Rules of Procedure, Rule 50

Madam President:

I move to amend the 2023-2027 Metropolitan Council Rules of Procedure by amending Rule 50 as shown below:

50. Election to boards and commissions

In the event of a vacancy for a board or commission not otherwise addressed in these rules and for which Council is charged with selecting a successor, the following procedure shall apply:

1. The Vice Mayor shall by letter notify members of the Council of the existence of a vacancy on said boards or commissions. Such notice letter shall be sent to the Executive Director of the relevant board or commission. At the next regularly scheduled Council meeting following a notification by the Vice Mayor, the Vice Mayor shall call for nominations from the membership of the Council to fill the vacancy on said board or commission, and the date for the election shall be declared.

2. ~~Those persons nominated~~ Nominees shall be referred to the Rules Committee for recommendation. The Committee shall meet, ~~and determine the relative qualifications of the various candidates~~ interview candidates, and report to the Council its recommendation at the next regular Council meeting at least two weeks following the Rules Committee meeting wherein ~~the~~ any candidates were considered. No action may be taken upon such nominee until and unless such completed questionnaires have been sent to the Clerk by noon and Council members by 4:00 p.m. five days preceding a nominee appearance before the Rules Committee. Any nominee who does not submit their questionnaire in time to meet this deadline shall be deemed to have withdrawn their name for nomination. Any nominee who fails to appear before the Rules Committee shall be deemed to have withdrawn their name for nomination. A nominee's appearance before the Rules Committee may be deferred once, for no more than one meeting, upon the separate approvals of the Rules Committee and the Council. If such a deferral occurs, the date of the election shall be deferred for one additional meeting. A committee recommendation to defer shall not constitute a failure to appear.

3. Upon receiving the recommendation of the Rules Committee, the Council shall conduct an election to fill the vacancy, ~~elect a person to the board or commission.~~ ~~Any person nominated~~ The election for ~~all~~ vacant seats on a board shall be held concurrently, with each Council member allowed to vote for a number of nominees equal to the total number of vacancies. Each vacancy will be filled by the top ~~recipient of the requisite number of votes~~ vote recipient and any ~~other~~ additional nominee(s), provided they receive the requisite number of votes, ~~receiving the requisite number of votes~~ in order of most votes received until all vacancies are filled. In the event of multiple vacancies, all nominees for the scheduled election shall be eligible for subsequent votes until all vacancies are filled. ~~each person nominated and not elected on the election for the first vacant position shall be deemed nominated for such succeeding election for a vacant position~~

~~being voted upon at such meeting.~~ Vacancies will be filled first for full terms, then for partial terms, beginning with the partial term with the most time remaining and continuing through the partial term with the least time remaining. Ties shall be broken by the Vice Mayor, first to ensure the number of elected nominees equal the number of vacancies, then to determine who receives the longer of available partial terms, then to determine who receives available full terms, if necessary.

SPONSORED BY:

Tom Cash
Member of Council