
**CITY OF GALLATIN
COUNCIL COMMITTEE MEETING**

February 12, 2013

6:00 pm

**Dr. J. Deotha Malone
Council Chambers**

- Call to Order: Councilman Overton Presiding
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Hayes – Kemp – Mayberry – Overton – Mayor Graves
- Approval of Minutes: January 22, 2013 Council Committee Meeting
- Public Recognition
- Mayor's Comments

AGENDA

1. 2012 Annual Audit Report (**Rachel Nichols, Finance/IT**)
2. Ordinance #O13Ø1-1 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at the intersection of Noah Lane and Chloe Drive (**Councilwoman Brackenbury**)
3. Ordinance appropriating GovDeals.com revenue (**Chief Bandy, GPD**)
4. MS4 Stormwater Permit Annual Report (**Nick Tuttle, Engineering**)
5. Blakemore Avenue parking (**Nick Tuttle, Engineering**)
6. Drainage Program Update (**Nick Tuttle, Engineering**)
7. Davis Drive traffic calming (**Nick Tuttle, Engineering**)
8. Request from RCTenn for Slope Easement (**Nick Tuttle, Engineering**)
9. Resolution amending Personnel Rules – Requests to withdraw Sick Leave (**Dave Crawford, Personnel**)
10. December Financial Reports (**Rachel Nichols, Finance/IT**)
11. Brown's Tires (f/k/a Oakley's Grocery) (**Joe Thompson, City Attorney**)
12. Adopt Roadway Lighting Guide for the City of Gallatin (**Joe Thompson, City Attorney**)
13. Appropriate money for decorative light base from accident on April 22, 2012 (**Joe Thompson, City Attorney**)
14. Charter Changes (**Joe Thompson, City Attorney**)
15. Sidewalk improvements on Foster between Methodist and Presbyterian churches (**Ronnie Stiles, Public Works**)

- Other Business
- Department Head Reports
- Adjourn

**City of Gallatin
Council Committee Meeting**

Tuesday, January 22, 2013
Dr. J. Deotha Malone Council Chambers
Gallatin City Hall

PRESENT:

ABSENT:

Mayor Jo Ann Graves
Vice Mayor John D. Alexander
Councilwoman Julie Brackenbury
Councilman Steve Camp
Councilman Craig Hayes
Councilwoman Anne Kemp
Councilman Ed Mayberry
Councilman Jimmy Overton

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance/I. T. Director
Nick Tuttle, City Engineer
Ann Whiteside, Mayor's Office
Billy Crook, Fire Chief
Connie Kittrell, City Recorder
David Brown, Leisure Services Director
Gallatin Newspaper, Reporter

Don Bandy, Police Chief
Ronnie Stiles, Public Works Director
Dave Crawford, Personnel Off.
Katherine Schoch, Asst. Dir. Codes/Plan.
David Gregory, Public Utilities Dir.
James Fenton, EDA Director
News Examiner, Reporter

Call to Order

Councilman Mayberry called the meeting to order.

Approval of Minutes

Councilman Mayberry presented the minutes of the January 8, 2013 Council Committee Meeting for approval.

Councilman Hayes made motion to approve; Vice Mayor Alexander seconded. Motion carried with 7 ayes and 0 nays.

Public Recognition

Councilman Mayberry opened public recognition. With no one wishing to speak, public recognition was closed.

Mayor's Comments

Mayor Graves stated Lyndon Satterfield had a serious accident and will return to work as he is able.

Mayor also announced that Officer Kevin Thomas is holding his own at this time.

Councilwoman Brackenbury requested moving Item #9 to Item #1 of the agenda and there was no objection.

Agenda

9. Ordinance Amending Zoning Ordinance by Amending Property Located at the Intersection of Noah Lane and Chloe Drive

Katherine Schoch, Asst. Director of the Codes/Planning Department introduced Mike Stanton, representing Goodall Homes. Mr. Stanton gave a power point presentation and passed out a hard copy to all council members.

Mr. Stanton gave a detailed history of the previous owners, their zoning, and their uses of this property. He also spoke about the buffer requests, parking stalls and connection roads.

Mr. Stanton stated Mr. Goodall looked at increasing the 20 foot buffer to a 40 foot buffer as Councilman Hayes had requested but it was problematic. He added that they would lose 30% of their guest parking stalls and create a safety issue.

There was discussion on the residents wanting a better buffer zone between their property and the road and moving the parking stalls. Council continued to discuss the current zoning and uses.

Earl Fisher, President of the Homeowners Association of Fairvue stated he spoke with the property owners of the two lots about the homeowners association purchasing those lots. He added that the property owners seemed very willing to sell but a cost was not determined at that time.

Mr. Fisher stated he had not polled all of the 758 homeowners in Fairvue but the people he had heard from were concerned about separating the two neighborhoods, protecting their property values with a brick wall.

Councilman Mayberry requested Mr. Fisher come back with the requests of the homeowners association.

Council discussed previous plans showing the road connecting to Fairvue.

Jim Pope, Chloe Drive stated when he purchased his property the developer told him that the road would never be opened.

Sandy Olandt, 1233 Potter Lane spoke about the 40 foot buffer and invited everyone to her home to observe her back yard and the proposed road. Ms. Olandt stated she would like to have a physical barrier to protect them from the road.

Ms. Olandt stated she did not live on Chloe Drive and could not speak to their issues. She added that her concerns were the safety, security and privacy issues of her back yard.

Councilman Mayberry stated the public hearing will be in two weeks and two weeks from that date will come the second reading and vote.

1. Downtown Streetscape Update

David Coode of Kimley-Horn explained the handout to all council members and gave an update on the Downtown Streetscape Project. Mr. Coode stated the city is moving forward with contracting with a surveyor, meeting with the business owners, meeting with the city staff and providing further detail after planning the improvements.

Councilman Mayberry asked how much money the city has spent on the downtown; government money, city money and in-kind money?

Rosemary Bates, Special Projects Director stated she could not answer the in-kind amount. Ms. Bates stated it's roughly about \$3.5 million with the first section and the second section. She added that the second section was ARRA money and the city did not have to put any money into that section other than Mr. Stiles' crew's in-kind work.

Ms. Bates continued that the section from Main Street to Smith Street is a little over \$300,000. She added that the city will have to match 20% and that money is already in the budget.

Public Utilities Director David Gregory stated he spent \$100,000 out of his budget for all utility construction work, but the work was very much needed.

2. Resolution Approving Revised Job Description for Customer Service Supervisor

Public Utilities Director David Gregory stated he had a supervisor to retire and was filling that position and updating the job description. He stated he also did a salary survey with other utility districts.

Councilman Hayes made motion to approve; Councilwoman Kemp seconded.

Councilman Overton stated the city needs to do a pay study to include all of the city positions.

Councilman Mayberry called for the vote. Motion carried with 7 ayes and 0 nays.

Mr. Gregory added that he will move this position from the Water/Sewer Budget to the Natural Gas Budget.

3. Drainage Projects Update

City Engineer Nick Tuttle provided a handout listing the priority drainage projects. Mr. Tuttle gave a detailed explanation of each listed project.

Councilman Hayes left the meeting at this time.

Councilman Overton requested an update on the original list that had all of the drainage problems, even the small ones.

Discussion continued on the costs, money spent and resolutions.

Councilwoman Kemp requested moving Item #8 up to Item #4 and there was no objection.

8. Handheld Speed Photo Enforcement System

Police Chief Don Bandy explained the Handheld Speed Photo Enforcement System. Chief Bandy stated this tool can be used in school zones and construction zones.

Councilwoman Kemp made motion to approve; Councilman Overton seconded.

Discussion continued on this issue.

Councilman Mayberry called for the vote. Motion carried with 7 ayes and 0 nays.

Finance/IT Director Rachel Nichols stated the city has collected \$72,000 from the red light cameras in the first six months.

4. Discussion of Community Enhancement Grant funding in future Budgets

Finance/IT Director Rachel Nichols asked for direction concerning the award of Community Enhancement Grants. Ms. Nichols explained the confusion from last year's budget hearings and the request to bring this item to the council before budget hearings begin. She asked for guidance on what to tell the applicants.

Mayor Graves stated there are several options; fund the requests as always, reduce the funding for all applicants or pool the money and hire United Way to evaluate each applicant.

5. July, August, September, October & November Financial Reports

Finance/IT Director Rachel Nichols passed out Department of Electricity Reports and explained the financials through November.

There was discussion on the city spending money out of the rainy day fund.

6. Albert Gallatin/Hatten Track Project

Mayor Graves made council aware that TDOT has reversed their decisions and the city will have to handle the right-of-way property acquisitions. Mayor stated the funding is still there but the city will have to do a request for proposal for firms to handle the right-of-way acquisitions because the State of Tennessee requires someone certified and there will be a cost for this service. Mayor added that the city had not anticipated this cost but this will greatly expedite the right-of-way phase.

Discussion continued on this project being a local road and not a state highway.

7. 109 Corridor Management Agreement

Mayor Graves stated there will be a meeting with TDOT on January 29, 2013 at the Sumner County Administration Building from 1:00 P.M. until 3:00 P.M. Mayor stated everyone is invited to this meeting and TDOT will determine who will be on the committee at this meeting.

10. Discussion of Charter Changes

Councilman Overton spoke about the rainy day fund, term limits and several other changes. Councilman Overton added that these changes need to be ready to send to the State.

City Attorney Joe Thompson stated the rainy day fund and residency requirements on officers were the changes he was aware of and to let him know of any other requests.

11. 2012 - 2013 Budget Discussions

Councilman Overton had questions on several specific line items; the majority of the questions were capital requests.

Finance/IT Director Rachel Nichols or the appropriate department heads explained Councilman Overton's questions.

12. Department Head Sick Leave Policy

Councilwoman Brackenbury spoke about setting a sick leave policy for all department heads.

Discussion continued on who's in charge in the department heads absence and the powers/authority of assistants in charge.

City Attorney Joe Thompson explained Section 13-131 and Section 2-46 of the municipal code. Mr. Thompson stated the codes/planning department is different because it requires a building official and a planner.

Council continued to discuss timely notification from department heads to the mayor.

Mayor Graves stated she was informed by Mr. Allers that his next doctor's appointment is February 25 and he will be out until the doctor releases him to come back to work.

Other Business

Mayor Graves stated all agenda packets are now in the new notebooks. Mayor informed everyone that there was an envelope in their desk drawer if they wanted to remove the agenda from the notebook but leave the dividers in the notebook. She also instructed council to leave the notebooks on their desks.

Department Head Reports

There were no department head reports.

Councilman Overton thanked Chief Bandy for his help during the Martin Luther King March yesterday.

Adjourn

With no further business to discuss, Councilman Mayberry adjourned the meeting.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

2/12/2013

DEPARTMENT: Finance/I. T.

AGENDA # 1

SUBJECT:

2012 annual audit report

SUMMARY:

Representatives from Alexander, Thompson and Arnold will present the audit report for the year ending June 30, 2012

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

FEBRUARY 12, 2013

DEPARTMENT: CODES/PLANNING

AGENDA # 2

SUBJECT:

Ordinance #O1301-1 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at the intersection of Noah Lane and Chloe Drive.

SUMMARY:

Applicant requests approval of a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan, in order to amend the use on a portion of the property from commercial to residential; Dwelling, Multi-Family and establish the lot sizes, street design, site layout, and architecture for the Retreat at Fairvue. Current zoning of the area being amended is split zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 (R15). Property consists of 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres for a total of 28.44 (+/-) acres, S.B.E. Tax Map 136//018.03. Property is located off Noah Lane. This item was presented at City Council on February 5, 2013 for Public Hearing. Councilwoman Julie Brackenbury requested that this item go back to the February 12, 2013 Council Work Session for further discussion.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE CONCURRING AND APPROVING A MAJOR AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY MASTER DEVELOPMENT PLAN IN ORDER TO AMEND THE USE ON A PORTION OF THE PROPERTY FROM COMMERCIAL TO RESIDENTIAL; DWELLING, MULTI-FAMILY AND ESTABLISH THE LOT SIZES, STREET DESIGN, SITE LAYOUT, AND ARCHITECTURE FOR THE RETREAT AT FAIRVUE – CURRENT ZONING OF THE AREA BEING AMENDED IS SPLIT ZONED MULTIPLE RESIDENTIAL AND OFFICE PLANNED UNIT DEVELOPMENT (MRO PUD) AND RESIDENTIAL-15 (R15) – PROPERTY CONSISTS OF 26.85 (+/-) ACRES AND ONE (1) COMMERCIAL OUTPARCEL ON 1.59 (+/-) ACRES FOR A TOTAL OF 28.44 (+/-) ACRES–BAKER SOUTH, LLC– OWNER(S) – S.B.E. TAX MAP 136//018.03– LOCATED OFF NOAH LANE

WHEREAS, the Gallatin Municipal-Regional Planning Commission, voted to consider the proposed changes as a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan at the November 26, 2012 meeting; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of the amended Preliminary Master Development Plan in GMRPC Resolution No. 2013-01, attached hereto as Exhibit B; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with recommendations the Gallatin Municipal-Regional Planning Commission as described in Exhibit A and Exhibit B and further described in the Staff Report and Action Form, attached hereto as Exhibit C, and imposes those recommendations as conditions to this amended Preliminary Master Development Plan and Final Master Development Plan; and
2. That after review of the actions of the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, for the real property described in Exhibit D and illustrated in Exhibit E, the Greensboro Village Planned Unit Development (PUD) Amended Preliminary Master Development / Final Master Development Plan for The Retreat at Fairvue, is hereby approved.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING: January 15, 2013.

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

RECEIVED
DEC 21 2012

COOPERATION

LEGAL DESCRIPTION

EXHIBIT D

METES AND BOUNDS DESCRIPTION OF TRACT 2

Land lying south side of Greenlea Boulevard 176.2 feet east of Stonebridge Drive in the City of Gallatin, Fourth Civil District, Sumner County, Tennessee. Being part of the land deeded to SRHS Bankruptcy, Inc. as recorded in Record book 1501, page 329, and Record book 3322, page 833, Register's Office of Sumner County (R.O.S.C.), Tennessee and more particularly described as follows:

BEGINNING at a nail (new) set in asphalt on the south right of way line of said Greenlea Boulevard and marking the northeast corner of Lot 2 of "Greensboro Village, Phase Six, Section One as recorded in Plat book 24, page 12, R.O.S.C., Tennessee; thence,

1. with said south right of way line and with a curve to the left, easterly an arc length of 206.90 feet, said curve having a radius of 1050.00 feet, a delta angle of 11°17'24" and a chord of S85°45'22"E, 206.57 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of tangency; thence,
2. continuing with said south right of way line, N88°35'56"E, a distance of 107.58 feet to a point in the center of Rankin Branch; thence,
with the center of said Rankin Branch the following thirteen calls (3 through 15):
3. S19°09'43"E, a distance of 37.63 feet to a 1/2" iron rod (old) with a cap stamped TN1571 and KY3050; thence,
4. S47°40'12"E, a distance of 112.42 feet to a point; thence,
5. S04°33'31"E, a distance of 39.60 feet to a point; thence,
6. S41°01'15"E, a distance of 218.72 feet to a point; thence,
7. S55°25'58"E, a distance of 70.86 feet to a point; thence,
8. S47°10'32"E, a distance of 209.81 feet to a point; thence,
9. S67°20'38"E, a distance of 44.67 feet to a point; thence,
10. S22°36'46"E, a distance of 131.69 feet to a point; thence,
11. S63°23'08"E, a distance of 101.19 feet to a point; thence,
12. S31°44'53"E, a distance of 130.36 feet to a point; thence,
13. S08°34'17"W, a distance of 167.54 feet to a point; thence,
14. S14°38'15"E, a distance of 105.29 feet to a point; thence,
15. S33°29'54"E, a distance of 29.91 feet to a point on the north line of the land deeded to Gallatin Golf, LLC by deed recorded in Record book 3397, page 625, R.O.S.C., Tennessee; thence,
16. leaving said Rankin Branch and with the north line of said Gallatin Golf, LLC land and with the north line of "Fairvue Plantation, Phase Fourteen" as recorded in Plat book 22, page 76, R.O.S.C., Tennessee, S69°33'52"W, a distance of 1041.60 feet to a 1/2" iron rod (old) on the east line of "Fairvue Plantation, Phase Eleven" as recorded in Plat book 22, page 341, R.O.S.C., Tennessee; thence,
17. with the east line of said "Fairvue Plantation, Phase Eleven", N24°02'50"W, a distance of 1023.43 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 on the east right of way line of Noah Lane; thence,
18. with said east right of way line and with a curve to the left, northeasterly an arc length of 112.69 feet, said curve having a radius of 350.01 feet, a delta angle of

2nd REVISED RESUBMITTAL PC0043-12

EXHIBIT D

- 18°26'51", and a chord of N22°59'14"E, 112.21 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050; thence,
19. continuing with said east right of way line, N14°42'21"E, a distance of 184.34 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050; thence,
20. continuing with said east right of way line, N17°28'27"E, a distance of 12.93 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of curvature; thence,
21. with the radius return between said east right of way line and the south right of way line of Chloe Drive and with a curve to the right, northeasterly an arc length of 39.45 feet, said curve having a radius of 25.00 feet, a delta angle of 90°25'11", and a chord of N62°41'02"E, 35.48 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of tangency; thence,
22. with said south right of way line of said Chloe Drive, S72°06'22"E, a distance of 124.32 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 at the point of curvature; thence,
23. continuing with said south right of way line and with a curve to the right, southeasterly an arc length of 164.20 feet, said curve having a radius of 500.00 feet, a delta angle of 18°48'56", and a chord of S62°41'56"E, 163.46 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050; thence,
24. with the east end of said Chloe Drive, N36°42'33"E, a distance of 50.00 feet to a 1/2" iron rod (new) with a cap stamped TN1571 and KY3050 on the north right of way line of said Chloe Drive; thence,
25. with said north right of way line and with a curve to the left, northwesterly an arc length of 107.05 feet, said curve having a radius of 550.00 feet, a delta angle of 11°09'07", and a chord of N58°52'01"W, 106.88 feet to a nail (new) in asphalt and marking the southeast corner of said Lot 2; thence,
26. with the east line of said Lot 2, N25°33'31"E, a distance of 26.50 feet to a nail (new) in asphalt; thence,
27. continuing with said east line of said Lot 2, N04°29'54"E, a distance of 212.09 feet to the POINT OF BEGINNING;
- CONTAINING 28.440 acres, more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by John Darnall Surveying, certified by John T. Darnall RLS #1571, and dated December 17, 2012.

PC0043-12

EXHIBIT B

GMRPC Resolution No. 2013-01

RESOLUTION RECOMMENDING APPROVAL OF THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) AND APPROVING THE FINAL MASTER DEVELOPMENT PLAN FOR THE RETREAT AT FAIRVUE – PC0043-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the proposed changes to the Greensboro Village Planned Unit Development (PUD) submitted by the applicant, Dewey-Estes Engineering, as a major amendment to the Preliminary Master Development Plan at the November 26, 2012 meeting; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Development Plan/Final Master Development Plan submitted by the applicant, Dewey-Estes Engineering for The Retreat at Fairvue, at a special-called meeting on January 7, 2013; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached hereto as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103 and 13-4-102:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.
2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.
4. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the Amended Preliminary Master Development Plan to City Council with the following conditions:

1. The final architectural elevations are approved as submitted.

EXHIBIT B

2. The final landscaping plan is approved as submitted.
3. The applicant shall submit details of the proposed mailbox kiosk.
4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.
8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.
9. In the sidewalk section of the Design Guidelines, the applicant shall indicate that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The alternative pedestrian plan is approved as shown.
14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

Section 3. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Master Development Plan, contingent upon approval of the Amended Preliminary Master Development Plan by City Council, with the following conditions:

1. The final architectural elevations are approved as submitted.
2. The final landscaping plan is approved as submitted.
3. The applicant shall submit details of the proposed mailbox kiosk.
4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.
8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.

EXHIBIT B

9. In the sidewalk section of the Design Guidelines, the applicant shall indicate that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The alternative pedestrian plan is approved as shown.
14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

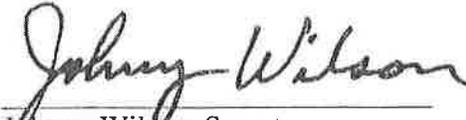
PRESENT AND VOTING

AYE: 6

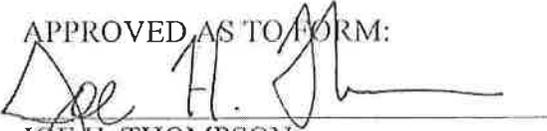
NAY: 0

DATED: 1/7/13


Dick Dempsey, Chairman


Johnny Wilson, Secretary

APPROVED AS TO FORM:


JOE H. THOMPSON
CITY ATTORNEY

ITEM 1
1/7/13 GMRPC SP. CALLED MEETING

Public Comment (held on 11/26/12)

Applicant requests approval to amend the Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) and approval of a Final Master Development Plan for The Retreat at Fairvue, a multifamily residential development on 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres located at the intersection of Noah Lane and Chloe Drive (PC0043-12)

- Attachment 1-1 Amended PMDP/Final Master Development Plan**
- Attachment 1-2 Architectural Elevations**
- Attachment 1-3 Pictures of Cottage Grove; Goodlettsville, TN**
- Attachment 1-4 Updated Greensboro PUD plan**
- Attachment 1-5 Updated Design Guidelines**
- Attachment 1-6 Proposed monument sign**
- Attachment 1-7 Approval notice from BakerSouth, LLC dated 11/9/12**
- Attachment 1-8 Response Letter from Michael Dewey, P.E. dated 10/15/12**
- Attachment 1-9 Response Letter from Michael Dewey, P.E. dated 10/28/12**
- Attachment 1-10 Traffic Study distributed at 11/26/12 PC meeting**
- Attachment 1-11 Response Letter from Mike Stanton, dated 12/5/12**
- Attachment 1-12 Description of Landscaping improvements**
- Attachment 1-13 Updated landscaping details**
- Attachment 1-14 Response Letter from Michael Dewey, P.E. dated 12/19/12**

ANANYSIS

The applicant is requesting approval to amend the Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) and approval of a Final Master Development Plan for The Retreat at Fairvue, a multifamily residential development on 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres located at the intersection of Noah Lane and Chloe Drive.

The applicant would like to amend the approved Preliminary Master Development Plan for The Greensboro Village PUD to change the commercial use designated on a portion of the property identified as Tract B to Residential Multifamily Dwelling for the construction of 130 units at a proposed density of 4.8 units per acre. Construction will be divided into four (4) phases, with Phase 1, containing 36 units, commencing in April 2013. Construction of Phase 1 is expected to be completed by March 2014. The fourth and final phase is expected to be completed by March 2017.

A portion of The Retreat at Fairvue property is located in a special flood hazard area. Lots located within the 100-year floodplain will require Floodplain Development Permits and Elevation Certificates. The applicant has added this note to the plan.

The plan also shows a commercial outparcel for future development located at the main entrance to the site with access onto GreenLea Blvd. This lot is adjacent the existing bank property at the corner of GreenLea Blvd. and Chloe Drive. Details of the specific use and layout of that outparcel have not been included with this plan. A separate PMDP/FMDP shall be submitted for review and approval prior to the development of the commercial outparcel.

This property is currently split-zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 Planned Unit Development (R15 PUD). Multifamily Dwelling is a permitted use in the MRO PUD and R15 PUD zone districts under the provisions of the previous Zoning Ordinance. Since the City of Gallatin no longer approves Planned Unit Developments, previously existing Planned Unit Developments are permitted under the regulations of the current Zoning Ordinance. Please note that zoning boundary lines are not changing with this amendment request.

Residential PUD extensions are governed by the following provisions of G.Z.O. Section 06.09.020:

G.Z.O. 06.09.020 **Previously Approved Residential PUD's Applicability to the New Planned Residential Development District**

Any project lawfully approved under the provisions of a Planned Unit Development zone (of this or any other government entity) is hereby approved under their original conditions and are hereby made an overlay of the zoning map of Gallatin as a part of this Ordinance for a period not to exceed two (2) years from the date of the enactment of this Ordinance. If no final plan approval or building permit is requested on the subject property at the end of this period, the Planning Commission shall review its previous recommendations and actions on the subject property and provide to the governing authority a recommendation to: (1) extend the current approval of the subject tract for a period not to exceed two years; (2) revise the current approval in regards to the use, bulk, and/or design standards required of the current approval; or (3) cancel the current approval and impose a new base zoning district on the subject project.

Furthermore, for all previously approved Residential PUD Districts (or portions thereof), which have not received final plan approval prior to the enactment of this Ordinance, the design standards and regulations contained in Articles 12.00 and 13.00 shall be applied to and required of these developments. A revised preliminary master development plan indicating the proposal's conformance with the new design standards contained herein shall be submitted and approved prior to the review and approval of a final master development plan for the proposed development or any portion thereof.

Commercial PUD extensions are governed by the following provisions of G.Z.O. Section 08.04.010:

G.Z.O. 08.04.010 **Previously Approved Commercial PUD'S Applicability to the New Planned General Commercial District**

Any project lawfully approved under the provisions of a Commercial Planned Unit Development zone (of this or any other government entity) is hereby approved under their original conditions and are hereby made as a new district of the zoning map of Gallatin as a part of this Ordinance for a period not to exceed two years from the date of the enactment of this Ordinance. If no final plan approval or building permit is requested on the subject property at the end of this period, the Planning Commission shall review its previous recommendations and actions on the subject property and provide to the governing authority a recommendation to: (1) extend the current approval of the subject tract for a period not to exceed two years; (2) revise the current approval in

regards to the use, bulk, and/or design standards required of the current approval; or (3) cancel the current approval and impose a new base zoning district on the subject project.

The previously approved commercial PUD is required to meet the design standards and other site regulations outlined in Article 12.00 and 13.00 of the Gallatin Zoning Ordinance.

Previous Approvals

This project was most recently considered at the December 10, 2012 Planning Commission meeting. At that time the applicant presented details of proposed changes to the landscaping plan that show additional evergreen plantings to be installed on a two (2) to three (3) foot earth berm adjacent to Fairvue Plantation, Phase 11, behind lots fronting Potter Lane. The applicant also submitted details on the proposed roundabout, including landscaping, which have been included with this staff report as Attachment 1-13. Please also review the information provided by the applicant describing the proposed landscaping improvements included as Attachment 1-12. The applicant stated at the meeting that the total unit count has been reduced from 132 units to 130 units in order to accommodate a larger roundabout. The revised plans have been submitted and reviewed by the necessary City Departments and Sumner County E-911. Any review comments that were not addressed in the revised resubmittal have been added as conditions of approval.

At the November 26, 2012 Planning Commission meeting, Planning Commission voted to consider the proposed changes to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan as a major amendment, which will forward the project onto City Council for approval. Public Comment was held on the item and several residents of Fairvue Plantation spoke against the proposed plan for The Retreat at Fairvue citing issues with density, property values, and safety based on increased traffic. The Planning Commission voted to defer any further action on the item to the December 10, 2012 meeting. Planning Commission asked the applicant to provide additional information on the street and alley designs, pavement widths, and details on the proposed roundabout. Planning Commission also asked for details concerning the turning radius for emergency vehicles and asked the applicant to submit additional information on the proposed bufferyards adjacent to the existing homes in Fairvue Plantation, Phase 11 and Phase 14.

Greensboro Village PUD History

The Greensboro Village PUD (formally Greenfield Station) originally contained approximately 700 acres on property north and south of Nashville Pike. The property was initially divided up into three (3) development tracks; A, B, & C and general uses were designated for those tracks. The PUD has a long approval history dating back to the 1980's and was approved under the PUD provisions of the previous Zoning Ordinance. When the current Zoning Ordinance was approved in July of 1998, previously approved PUD's were extended for a period of (2) years from the date of the adoption of the Zoning Ordinance. Over the years the PUD has been extended and amended several times, but the PUD has always retained the mixture of commercial and residential uses as originally planned. The total acreage of the property in the PUD has also decreased over the years and currently contains approximately 246 acres.

At this time, the Greensboro Village PUD is comprised of the following zones and uses:

CURRENTLY APPROVED:

Tract A: 291.5 (+/-) acres (North of Nashville Pike)

- Property zoned: MRO PUD; R15 PUD
- 1,044,000 s.f. commercial
- 462 total dwelling units approved
 - 100 Multifamily residential units
 - 93 units 6,000 s.f. lots
 - 259 units 15,000 s.f. lots
 - 10 estate lots

Tract B: 150.26 (+/-) acres (South of Nashville Pike)

- Property zoned: R15 PUD; MRO PUD
- 1,605,000 s.f. commercial
- 480 Multifamily residential units

This information has been updated for The Retreat at Fairvue project as follows:

PROPOSED AMENDMENTS:

Tract A: 95.33 (+/-) Acres

- Property zoned: MRO PUD (North of Nashville Pike)
- 1,044,000 s.f. commercial

Tract B: 150.26 (+/-) acres (South of Nashville Pike)

- Property zoned: MRO PUD, R15 PUD, R6 PUD
- 1,605,000 s.f. commercial
- 480 Multifamily residential units
- 130 Multifamily residential units: The Retreat at Fairvue

At the June 25, 2001 meeting, the Planning Commission recommended approval of various amendments to the PUD plan regarding uses, bulk regulations, and design standards to City Council (PC File #4-3-01). Those changes were considered a major amendment to the PMPD/PUD plan. The amended PMPD/PUD plan was approved by City Council on Second Reading at the August 7, 2001 meeting (O0107-042). At that meeting, the PUD was also extended and revised according to the provisions of the G.Z.O.

At the March 13, 2006 Special-Called meeting, the Planning Commission approved a minor amendment to the Design Guidelines for the PUD in order to update the development standards (PC File #4-1-06). The modifications to the Design Guidelines at that time moved away from the urban neighborhood design originally envisioned for the property and allowed the Planning Commission to approve more suburban-oriented development projects. The applicant also updated the approved use chart, which included commercial and multifamily residential uses for Tracts A and B. The cluster housing shown for Tract C was deleted from the plan at that time. The PUD property has been developing under the regulations of the Design Guidelines approved in 2006.

The applicant has submitted an updated plan for the overall Greensboro Village PUD, which shows the current zoning for the properties within the PUD boundary. Please refer to Attachment 1-4.

The Retreat at Fairvue

The Retreat at Fairvue project was first discussed at the October 8, 2012 Planning Commission Work Session. At that meeting, Planning Commission reviewed the layout and proposed architecture for the development. Planning Commission also discussed the proposed sidewalk design and asked the applicant to provide an alternative pedestrian plan that would allow for better connectivity throughout the development. Planning Commission also suggested the installation of a roundabout on the new portion of Chloe Drive to be used as a traffic calming device.

The revised plan was discussed at the November 12, 2012 Special-Called Joint City Council and Planning Commission meeting. The applicant presented the changes to the plan that were made as a result of input from the body at the October Work Session. The applicant stated that the major modification from the original submittal was the change in the orientation of several units adjacent to Fairvue Plantation, Phase 11. The units have been turned sideways, perpendicular to the alleyways, so only the side of six (6) buildings will be constructed facing the back of lots 498-507. Staff supports with this change to the overall layout.

Access and Sidewalk Design

Two (2) access points are shown for this development with the main access/entrance on Chloe Drive, off Noah Lane. Chloe Drive, shown with a 50-foot right-of-way, will serve as the main roadway through the development and will connect to the constructed portion of Chloe Drive in Phase 14 of Fairvue Plantation. Staff supports the applicant's decision to show this connection since it was previously approved as part of the original Greensboro Village PUD plan as well as the Master Plan for Fairvue Plantation. The award winning *Gallatin on the Move 2020 General Development and Transportation Plan* calls for development that improves traffic flow by encouraging interparcel access. The street connections are necessary in order to provide connectivity of adjacent developments as required by the Gallatin Subdivision Regulations. Also, it is imperative that the development have more than one (1) entrance for other safety reasons.

A roundabout will be installed on Chloe Drive at the entrance to Fairvue Plantation, Ph. 14. The developer hopes the roundabout will calm traffic in both directions. Alleys will be installed throughout the development and the pavement widths and the applicant has worked with the Fire Department and Engineering Division to provide adequate roadway widths.

The alleys are currently shown at 20 feet with one (1) foot of ribbon curb on both sides for a total of 22 feet of right-of-way. In the future, Chloe Drive and the alleyways will be accepted as public streets and therefore must meet City standards for road construction.

Five (5) foot sidewalks are shown along both sides of Chloe Drive and around the perimeter of the development. Sidewalks will not be constructed along the alleyways. Staff recommends approval of the alternative pedestrian plan as shown since it is not feasible to install sidewalks along the narrow alleys. The Engineering Division asked the applicant to modify the sidewalk design slightly to wrap the sidewalks around the front of the parking areas and the applicant made that improvement to the plan.

Design Guidelines for The Retreat at Fairvue

The Design Guidelines for Greensboro Village PUD call for residential design guidelines to be submitted and approved for each individual residential development. The applicant has submitted Design Guidelines for The Retreat at Fairvue, which will be added to the overall Design Guidelines for the Greensboro Village PUD. Please refer to Attachment 1-5. The applicant submitted notice to

the Codes/Planning Department that the proposed plan for The Retreat has received conditional approval from the Design Review Committee. That approval document has been included with this staff report as Attachment 1-5.

Architectural Elevations

The applicant submitted detailed renderings of the proposed multifamily dwelling units. The homes will be constructed in groups of three (3) and four (4) units and will feature a mixture of brick, stone, and Hardie Board siding, with architectural dimensional shingles for the roofs. These units will be almost identical to the homes constructed in Cottage Grove, a multifamily development project in Goodlettsville, Tennessee. The applicant has submitted photographs of the units already constructed in Cottage Grove, copies of which have been included with this staff report as Attachment 1-3. Four (4) different façades will be constructed in alternating patterns to add visual interest to the buildings. The Retreat at Fairvue Design Guidelines require a minimum of 1,300 s.f. of usable square footage including a garage. The square footages range from a base of 1,338 square feet to 2,022 square feet, which includes the optional bonus room. The multifamily units are shown to be alley-loaded and many of the units will have double street frontage. The final architectural elevations have been approved by the Greensboro Design Review Committee as required as part of the private restrictive covenants for this development.

A future amenity area has been identified on the plan near the location of the 100-year floodplain line at the eastern corner of the development. No architectural elevations were submitted since the details of the amenity area are unknown at this time. This plan will need to be amended and revised in the future to show the layout and design of the amenity area.

Landscaping Plan

Since this property is part of the overall Greensboro PUD, landscaping requirements are set by the applicant as part of the Design Guidelines. The proposed landscaping plan has been revised based on comments received at the previous Planning Commission meetings and concerns from the adjacent property owners. The applicant has shown a Type 20 Bufferyard along both sides of the property adjacent to the existing neighborhoods. The new landscaping plan shows additional evergreen plantings to be installed on a two (2) to three (3) foot earth berm adjacent to Fairvue Plantation, Phase 11, behind lots fronting Potter Lane. The applicant has also increased the number of plantings in the Type 20 Bufferyard adjacent to Fairvue Plantation, Phase 14. The goal is for bufferyard plantings to supplement the existing landscaping in these areas and provide an attractive screening between the two (2) residential developments. The applicant has also committed to install larger plantings that will provide immediate screening. No additional plantings are shown along the back of lots 41-48 so the view of the golf course will not be obstructed. Landscaping will also be installed in the center of the roundabout, details of which have been included with this staff report as Attachment 1-13.

The idea of a brick wall to be installed along the back of the lots on Potter Lane was suggested during Public Comment at the last Planning Commission meeting; however, Staff is satisfied that the proposed earth berm and evergreen plantings will sufficiently screen the development from the existing residential uses in the area.

Planning Commission may want to discuss the brick wall as an alternative bufferyard plan at the meeting; however, Staff recommends approval of the proposed landscaping plan as shown.

EXHIBIT 2

A site surety for landscaping and other site improvements shall be submitted prior to the issuance of any building permits in The Retreat at Fairvue.

Parking

Parking requirements are based on the specific use of the property. The Multifamily Dwelling use requires two (2) parking spaces per unit. The applicant has provided 264 garage stalls and 85 guest parking spaces throughout the development. The parking shown for the development exceeds the requirements of the Gallatin Zoning Ordinance. In addition, the individual driveways will be wide enough for vehicle parking. Staff appreciates the applicant's decision to install guest parking areas throughout the development so visitors are not inclined to park in the alleyways.

Signage

The applicant submitted a detailed drawing of a proposed monument style development sign to be installed at the main entrance on Chloe Drive off Noah Lane. The sign is shown at six (6) feet tall, 13 feet, four (4) inches wide, with two (2) stone columns on either side of the sign face. Please refer to Attachment 1-6. The leading edge of the sign shall be setback a minimum of 15 feet from the right-of-way and the applicant shall obtain a sign permit prior to the installation of any signage on site.

Subdivision Plat

The applicant intends to plat the units on individual lots. The overflow parking areas and grassy open spaces will be owned and maintained by the Homeowners' Association and that information will be specified on the plat. A major subdivision plat shall be submitted for review and approval by the Planning Commission and the final plat shall be recorded prior to the issuance of any building permits for this project. In addition, a subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.

Fire Department Comments

Mark Parrish, Senior Fire Inspector, worked with the applicant over the past few weeks on the final design of the streets in the development. Mr. Parrish is comfortable that the street designs will adequately accommodate emergency vehicles.

Engineering Division Comments

The Engineering Division had several comments during the initial review of the proposed development. The applicant has addressed the majority of those comments as part of the revised resubmittal. Any additional comments not addressed by the applicant have been added as conditions of approval.

Sumner County E-911

The Sumner County E-911 office originally indicated that they were not comfortable with the design of the proposed development because many of the units do not have direct access to a 50-foot wide public right-of-way. It appeared to Sumner County E-911 Staff that the alleys would not accommodate emergency vehicles, especially if cars are parked in the alleys. Finally, the department noted that it may be difficult for emergency vehicles to access the units that do not face a main street if the alleys are blocked. The applicant thinks they have addressed those concerns by providing additional right-of-way for the alleys. Engineering Division Staff is comfortable that the street designs will accommodate emergency and sanitation vehicles. The applicant shall submit list of street names to Sumner County E-911 for review and approval.

Other Departmental Comments

Other departmental comments for this project not addressed in the revised resubmittal have been included as conditions of approval.

Major Amendment

The proposed multifamily residential project provides a good transition between the adjacent single-family dwellings and the commercial properties located on GreenLea Boulevard and the neighboring Greensboro Drive. Since the property was previously designated for commercial uses, Staff thinks the proposed residential use is far less intense and will have a lesser impact on the adjacent properties than the previously approval commercial development, specifically regarding traffic. In addition, the connection of Chloe Drive through the property was always envisioned and has been shown on previous plans. Furthermore, the connection of Chloe Drive was a previous condition of approval for both the Greensboro Village PUD and Fairvue Plantation. Although the exact location of the street has changed, there are no significant changes to the approved access points in this area.

The architecture shown for the project is consistent with the building materials used on the single-family homes in Fairvue Plantation, Phase 11 and Phase 14 and bufferyards are shown to provide screening between the existing homes on Chloe Drive and homes that front on Potter Lane.

This property is part of the Commercial Corridor Community Character area as shown in the *Gallatin on the Move 2020 General Development and Transportation Plan (2020 Plan)*. However, mixed use developments are also encouraged for this area. Staff is comfortable that the amended plan meets the goals outlined in the *2020 Plan* for this area. Although Staff previously recommended that the Planning Commission consider the proposed changes as a minor amendment, at the November 26, 2012 meeting Planning Commission decided that proposed changes represented a major amendment to the approved PMDP/PUD plan and shall proceed to City Council for approval. Since the project will move forward to City Council, the applicant shall notify the adjoining property owners by mail regarding the Public Hearing. Furthermore, notice of the Public Hearing for this project will be advertised in the newspaper.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Final Master Development Plan, contingent upon the approval of the Amended Preliminary Master Development Plan by City Council, with the following conditions:

1. The final architectural elevations are approved as submitted.
2. The final landscaping plan is approved as submitted.
3. The applicant shall submit details of the proposed mailbox kiosk.
4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.

8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.
9. In the sidewalk section of the Design Guidelines, the applicant shall indicate that anything public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
13. The alternative pedestrian plan is approved as shown.
14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

EXHIBIT C

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Project Comments

Meeting Date: 01/07/2013

RE: RETREAT AT FAIRVUE, Final Master Development Plan

Reference #: PC0043-12

Department of Public Utilities

Review Date:

12/12/2012 Revised submittal comments:

- 1. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.**

12/07/2012 New submittal comments:

1. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.

10/30/2012 Resubmittal comments

1. Must submit detailed plans and specifications for water & sanitary sewer approval.

09/27/2012

1. Detailed plans and specifications for water and sanitary sewer installations must be submitted for approval.

Planning Department

Codes/Planning Department Project Manager: Katherine Schoch PC0043-12

Revised Submittal Review Date: 12/14/12

1. Submit legal description of property to be used as an attachment to the City Council ordinance for this project. Calls on plan shall march calls on legal description. Project may not proceed with City Council without this document.
2. Submit site surety cost estimate based on calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
3. Sign permit required prior to the issuance of any signage on site.
4. Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
5. Provide detail of proposed mailbox kiosk.
6. Open spaces and parking lots will need to be shown as being owned by Homeowners Association. City will not maintain these areas. These areas also need to be shown on plat.

EXHIBIT C

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

7. Submit 27 corrected, folded copies by **12:00 noon, Friday, Dec. 20, 2013 (1 full size and 26 half sizes.) NO CHECKPRINT TO RETURN.**

Resubmittal Review Date: 11/6/12

1. Staff recommends that bufferyards be increased between existing residential properties in Fairvue Plantation, Ph. 11 & Ph. 14.
2. Will courtyards/open space be?
3. How will trash removal be addressed on site? Add note regarding dumpsters or city totes.
4. Correct note 1 regarding Multi-family Use.
5. Submit site surety cost estimate based on attached calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
6. This project will be discussed at the 11/12/12 Sp. Called Joint CC/PC Work Session at 5 p.m. At that time Planning Commission will discuss whether the proposed changes to the Greensboro Village PUD should be considered a major or minor amendment. Please refer to G.Z.O. Section 12.02.050. A-H.
7. Is there adequate turning radius for emergency vehicles? See design standards from Sub. Regs.
8. Sign permit required prior to the issuance of any signage on site. Leading edge of monument sign shall be set back a minimum of 15 feet from the row. Sign is shown at 9 feet from row. Refer to G.Z.O. Section 13.07.080.B.4.
9. Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
10. Show project location in vicinity map.
11. Correct design guidelines as shown.
12. Provide detail of proposed mailbox kiosk.
13. Has plan been reviewed and approved by Greensboro DRC? DRC approval shall occur prior to Planning Commission review and approval. This process shall be added to the design standards. Please review DRC information submitted and approved as part of the Greensboro SP. DRC approval process and definitions need to be added to overall Design Guidelines for PUD.
14. Provide sidewalk connection to mailbox kiosk.
15. Open spaces and parking lots will need to be shown as being owned by Homeowners Association. City will not maintain these areas. These areas also need to be shown on plat.
16. Revise typical lot drawings. Lot must have road frontage, so lots will either have front yard from ally or roadway. (Front yard not determined by front of building.) Some lots will have double front yards since they also have double road frontage. Show yard lines as: Front yard = 10 ft., Interior Side Yard = 0 ft., Side Yard = 5 ft.; Street Side Yard = 10 ft.; Rear Yard = 20 feet (to allow for parking). Show P.U.D.E.'s on typical lot drawing.
17. Property has been posted with "zoning pending signs" in case Planning Commission decides changes represent a major amendment to the PUD.
18. Correct tax map information for adjacent properties as shown. Show ownership information for Lot 508; Gallatin Golf, LLC; Tax map #136//019.02.
19. Correct tax map information in list of surrounding property owners. List is incomplete; list must include all adjacent property owners, even across rights-of-way.
20. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size), and 16 architectural elevations. Submit digital copies of plans and supporting

EXHIBIT C

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.

21. Submit a detailed response letter addressing all departmental review comments.

22. RETURN CHECKPRINT #2 Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on Thursday, 11/15/2012.

Resubmittals must include the above information in order to be considered a complete resubmittal.

10/3/12 Checkprint: KS

1. Gallatin on the Move 2020 Plan shows this area as a party of the Commercial Corridor Community Character area; however, Mixed Use developments are encouraged in that area. Staff is comfortable that the FMDP meets the goals of the 2020 Plan for this area.

2. Please submit written description of all proposed changes to PUD. This description will be added to the amended Design Guidelines for the PUD.

3. Show R15 PUD/MRO PUD zoning line through property.

4. Approved uses shown for Tract B include 86.38 acres Commercial for MRO PUD (1,605,000 s.f.) and 25.94 + 14.82 Acres (480 Multi-family units; still approved/valid) for R6 PUD. These acreage calculations were bases on incorrect zoning line which has been corrected. No use was designated for R15 PUD area (One-family Detached Dwelling use was removed with previous amendment). Multi-family use will need to be added to (Refer to old Zoning Ordinance use table for approved uses for Residential PUD's). Show existing use as Commercial/Vacant and proposed use as Residential; Multi-family Dwelling.

5. Correct zoning boundary lines on overall Greensboro Village PUD plan. See attached zoning map. Provide list of surrounding property owners or remove note.

6. Provide FFE's for lots located in the 100-year floodplain.

7. Label commercial outparcel as "future development". A separate PMDP and FMDP shall be submitted for that outparcel.

8. Label all surrounding property owners and surrounding zoning. Provide list of all surrounding property owners with tax map numbers and mailing addresses in case changes are considered a major amendment. If a major amendment, letters will need to be mailed to all surrounding property owners by applicant prior to Public Hearing at City Council.

9. Where will HVAC units be located and how will they be screened?

10. Design Guidelines to this specific residential section seem incomplete. Update Design Guidelines based on information specified in Section 4, Page 1 amended 3/13/06. Updated use chart for Section 3, Page 9.

11. Show density calculation. Staff shows density at 4.9 units per acres, which meets the R15 PUD maximum density.

12. Add note to architectural elevations about the percentage of all materials to be used on building façades. A sample material and color board will be required for presentation at the Planning Commission meeting.

EXHIBIT C

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

13. Submit site surety calculation based on attached calculation sheet. A site surety for all site improvements shall be submitted prior to the issuance of a building permit.
14. Submit final plat for property. Plat shall be recorded prior to the issuance of any building permits.
15. Sign permit required prior to the issuance of any signage on site. Leading edge of monument sign shall be set back a minimum of 15 feet from the property line.
16. Staff recommends that the street connect to Chloe Drive remain as shown. 2020 Plan calls for development that improves traffic flow by consolidating driveways and encouraging interparcel access. Subdivision Regulations also call for interconnectivity. The future extension of Chloe Drive was a condition of approval for Fairvue Plantation. Connection is also shown on Amended PMDP for Greensboro Village North.
17. Will any exterior lighting fixtures be installed on the buildings? If so, a Photometric plan shall be submitted for review and approval. Also, please submit details of lighting fixtures.
18. Show 5-foot sidewalks around perimeter of development or request alternative pedestrian plan. Refer to Engineering Division comments. 2020 Plan states that Commercial Character areas should "provide sidewalks and more pedestrian-friendly environment".
19. Show and label proposed future amenity area, if any.
20. Staff did not find a previously approved FMDP for this particular property. This plan will be the original FMDP, not revised.
 1. Show parking spaces as 9 x 20.
 22. Provide cross section for alleys and walkways.
 23. Alley terminates at lot 116. Is there adequate turning radius for emergency vehicles?
 24. Provide names for alleys to be public.
 25. Provide tree survey for any trees over 4.5 inch caliper which will be used to screen property. Staff recommends increasing bufferyards along southern property line to screen development from single-family dwellings in Fairvue Plantation. Remove note about landscaping plans being submitted with construction drawings. Landscaping plans are required as part of this FMDP.
 26. Change Public Works to Engineering Division in notes.
 27. This item will be discussed at the 10/8/12 PC Work Session. At that time Staff will discuss whether the proposed changes to the Greensboro Village PUD should be considered at major or minor amendment. Please refer to G.Z.O. Section 12.02.050. A-H.
 28. Staff recommends plan be deferred until November Planning Commission meeting.
9. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations.
30. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
31. Submit a detailed response letter addressing all departmental review comments.
32. RETURN CHECKPRINT & CHECKLIST
33. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on Thursday, 10/11/2012.

EXHIBIT C

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

12/17/2012 Review of Revised Submittal

1. **No comments at this time.**

Review Date: 11-12-12: New submittal:

1. Units in the regulated floodplain engineered design.
2. Building plans show designed fire protection systems - fire separation walls, fire sprinklers depending on design provisions.

Review Date: 9-28-12 No comments

Engineering Division

12-17-2012 JZW Revised Submittal:

1. Remove any labels indicating sidewalks to be flush. Actual elevations of sidewalks will be sorted out at construction plan stage.
2. Wrap sidewalks around front of parking spots.
3. For 20' ROW Alley section, revise to have 1' ribbon curb and 18' pavement.

12/10/2012: JZW Review of new submittal:

1. Several alternatives have been discussed regarding cross-sections for roadways. It is my understanding that further submittals are forthcoming. Comments will be provided upon receipt of these submittals.

11-20-2012 JZW Revised Resubmittal:

No additional comments at this time.

11-8-2012 JZW Design Standards comments:

1. Indicate in sidewalks section that anything public shall be A.D.A. compliant and that crushed stone will only be permitted in private sidewalks/trails and not in public sidewalks/trails.
2. In street trees section add: -Final location of trees must be approved by City Engineering Division -All street trees must have bio-barrier installed adjacent to roadway and sidewalk. This is the same treatment the Fairvue street trees got.

11-1-2012 JZW Resubmittal:

1. Remove traffic circle radius label. Label traffic circle. Geometrics shall meet appropriate design criteria.
2. Provide minimum of 20' driveway length from building to back edge of sidewalk.
3. It appears that emergency/sanitary vehicles may have difficulty making turns to/from alleys. At the time of construction plan submittal, radii will need to be improved at intersections to enable access for all emergency vehicles.

EXHIBIT C

EXHIBIT A

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

4. At time of construction plan submittal, provide cut-fill calculations for all areas within the floodplain.
5. Remove paving schedule.
6. Add note: At time of construction plan submittal, evidence shall be provided that this development and associated land use have been considered in the design of the existing L.A. Green Lake, and demonstrate that the lake, spillway, and downstream channel/infrastructure have sufficient capacity to safely store/convey storm water discharges from currently developed areas, areas shown in gray on the submitted P.U.D. Master Development Plan, and the proposed Retreat at Fairvue. A request for waiver of onsite detention, must be made by providing a letter to the City Engineer stating the basis for the waiver, along with updated calculations supporting the sufficiency of the storm water controls in place. -----

Submittal Date: 09/26/2012 Engineering Division Reviewer: Mike Phillips Comments:

1. It appears that onsite storm water detention is not being provided with this development. At time of construction plan submittal, provide evidence that this development and associated land use have been considered in the design of the existing L.A. Green Lake, and demonstrate that the lake, spillway, and downstream channel/infrastructure have sufficient capacity to safely store/convey storm water discharges from currently developed areas, areas shown in gray on the submitted P.U.D. Master Development Plan, and the proposed Retreat at Fairvue. If the intent is to request a waiver for onsite detention, provide a letter to the City Engineer stating the basis for the waiver, along with updated calculations supporting the sufficiency of the storm water controls in place.
2. At time of construction plan submittal, provide cut-fill calculations for all areas within the floodplain.
3. It is not desirable to place storm water quality ponds within the floodplain. The City will require execution and recording of a Storm Water Inspection and Maintenance Agreement in the future at the time of plat recording, which will therefore include language requiring the owner to inspect, remove all debris/silt, and repair all plant material following significant storm events in which the main creek flow enters the storm water quality ponds.
4. Provide a typical pavement section for the alleys.
5. Label 20' Alley between Units 33 and 34.
6. Applicant shall revise the internal pedestrian trail layout to provide every residence with close access to the trail. If trail connectivity becomes an issue, then provide a sidewalk along the alleys.
7. Since sidewalks are not shown within the R.O.W. of public streets/alleys on the submitted PMDP/FMDP, provide a formal request to the Planning Commission for approval of the alternate pedestrian walkway system (8' concrete trail) that is internal to the development in lieu of 5' sidewalks within the public R.O.W. of every alley.
8. Remove the note on the Roadway Section beneath the 5' sidewalk label that states "ONE SIDE REQUIRED."
9. It appears that emergency vehicles may have difficulty making turns to/from alleys. At the time of construction plan submittal, radii will need to be improved at intersections to enable access for all emergency vehicles.

EXHIBIT B

EXHIBIT A

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE

Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

10. If possible, at the time of construction plan submittal, provide connection of the ends of the pedestrian path across Chloe Drive, and provide a crosswalk with appropriate pavement markings and signage. If possible, turn the western leg of the trail to the south to run along the edge of the Public Alley, and then turn the trail along the south side of Unit 40 to line up with the terminus of the eastern leg of the pedestrian path at Chloe Drive.

11. In order to minimize on-street parking, provide additional parking spaces so that each block/group of buildings has guest parking.

Fire Department

12/17/2012

Review of Revised Submittal:

All the requirements of the Fire Department have been met. If there are any other questions, let me know.

Review Date: 12/07/2012 of the 12/5/12 New Submittal:

1. After talking to Chief Crook, Planning, Engineering and the City Attorney, the Fire Department will be requiring twenty feet (20) of asphalt and one (1) foot of ribbon curb on each side of the roadway. Casper Way and Vardon Lane may stay the way they are. I will be at the Planning Commission meeting Monday, Dec. 10th if you have any questions. -----

Resubmittal review: 11/05/2012

1. All main entrance to houses, roadways shall be able to have two (2) Fire Engines pass each other. If there are any questions, please contact me and set up a meeting to talk about this.
2. See accompanying Chapter 18: Fire Dept. Access and Water Supply from the National Fire Protection Association.

10/04/2012 This office has no comments at this time.

Police Department

12/13/2012 Revised Submittal:

Reviewed: no comment

12/7/12: New Submittal Reviewed, no comments

10/31/12: Resubmittal Reviewed: no comments

09/28/2012 Reviewed: no comments

Gallatin Department of Electricity

Review Date: 12/2/2012 Revised Submittal Review: O.K.

12/6/2012 New Submittal Review:

EXHIBIT C

EXHIBIT A

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

1. O.K.

11/8/2012: Design Standards: O.K.

10/30/2012 Resubmittal comments O.K.

10/01/2012 O.K.

Sumner County, E-911

Review Date: 12/13/2012 Review of Revised Submittal:

1. **Street names need to be approved by 911 office.**

12/07/2012 Review of New Submittal:

1. Street names must be approved.
2. Units in back can only be accessed by narrow alley ways.

Review Date: 10/12/2012

I don't like subdivisions that use Alley's, especially when some of the units have no direct access to a 50' public road. However If the City is going to allow it, I can address it as if it was an apartment complex with all of them using one address with individual unit numbers, but I would recommend talking to the fire dept. as I don't believe that the Alley's would be wide enough for a fire truck to fit thru if there were cars parked in the alley and since some of the units don't face or access the main road it would be difficult for emergency services to access them in the event of a fire and the Alley was blocked.

Thanks, Tonya Jetton Asst. 911 Director Sumner County ECD 615-451-1200

Industrial Pre-treatment Department

Review Date:

12/12/2012: Revised new submittal

1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval. -----

12/7/2012 New submittal comments:

1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval.

10/30/2012 Resubmittal comments:

1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval.

09/27/2012

EXHIBIT C

EXHIBIT A

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

1. Detailed water and sanitary sewer plans and specifications must be submitted to this department for review and approval.

ARCHIVED

1-5

EXHIBIT C

Revised 10-29-2012 Master Development Plan

The chart below outlines the land uses in the individual tracts of the revised master development plan. The attached Land Use Plan and revised Master Development Plan illustrate the location of both commercial and residential development within Greensboro Village.

CURRENT (10-29-2012)	PREVIOUS APPROVAL (3-13-06)	PREVIOUS APPROVAL (09-02)	ORIGINALLY PROPOSED
Tract/Parcel A: 95.33 +/- acres 1,044,000 Sq. Ft. of comm.	291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi- family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots	291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi- family res. 93 units of cluster housing (6,000 sq.ft./lot) 259 units (15,000 sq.ft./lot) 10 units of estate lots	291.5 acres 1,044,000 sq.ft. of comm. 100 units of multi- family res. 245 units of cluster housing (6,000 sq.ft./lot) 103 units (15,000 sq. ft./lot) 14 units of estate lots
Tract/Parcel B: 150.26 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 132 multi-family residential : <i>The Retreat at Fairvue</i>	150.26 acres 1,605,000 sq.ft. of commercial 480 multi-family residential	319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)	319.04 acres 1,605,000 sq.ft. of commercial 480 multi-family residential 226 units (15,000 sq.ft./lot) 150 units cluster housing (6,000 sq.ft./lot)
Tract/Parcel C: <i>deleted</i>	<i>deleted</i>	87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)	87.71 acres 89 units (15,000 sq.ft./lots) 225 units cluster housing (4,500 sq.ft./lot)

RECEIVED
OCT 29 2012

GALLATIN PLANNING
& ZONING

PA 0043-12

1-5

EXHIBIT C

Amendments to P.U.D.

	Original	Amendment 9/12/02	Amendment 3/13/06	Amendment 10/29/2012
Acres	700+	582+	442+	246+
Commercial	2,649,000 SF	2,649,000 SF	2,649,000 SF	2,649,000 SF
Multi-family	580 units	580 units	580 units	480 units
Cluster Housing	454 units	304 units	93 units	0 units
Subdivision Lots	605 units	449 units	259 units	0 units
Multi-family: The Retreat at Fairvue	0 units	0 units	0 units	132 units
Total Residential	1,639 units or lots	1,333 units or lots	932 units or lots	612 units

This amendment sheet has been added on 10-29-2012 and will be updated throughout the project.

GALLATI
 & ZICK

PC0043-12

Design Review Committee

A Design Review Committee has been established by the property owner as part of protective covenants for the overall development in order to ensure that a consistent level of quality is maintained throughout the development of Greensboro Village PUD.

Prior to submitting a Final Master Development Plan or an amendment to the Preliminary Master Development Plan for approval by the City of Gallatin Planning Commission and/or City Council, an applicant should submit the plans for review by the Design Review Committee.

The Design Review Committee may submit a recommendation for consideration by the Planning Commission and/or City Council.

RECEIVED
NOV 15 2012
GALLATIN PLANNING
& ZONING

**Greensboro Village PUD
Design Guidelines - The Retreat at Fairvue**

Required Yards

The following setbacks shall apply to residential structures:

- Front Yard - 10'
- Side Yard - 5' *Double if adjacent to right-of-way
- Interior Side Yard - 0'
- Rear Yard - 20'

Minimum Square Footage

Residential units shall have a minimum of 1,300 sq. ft. of usable square footage including a garage.

Architectural design/Building Materials- Residential

- Proposed building heights shall not exceed a maximum of two (2) stories. Submission of paint colors and primary building materials sample board is required for submission to the City Planning Commission. Architectural elevations of proposed buildings to be included in submittal package.
- Predominant building materials throughout Greensboro Village to include primarily brick and stone. Alternative materials may be used to complement primary building materials. Single-family attached residential front and side facades shall be at least 75% brick, stone, or faux stone. Vinyl products shall only be permitted if used for soffits, overhangs, or porch ceilings.
- The Planning Commission may approve an alternate plan that is not in strict compliance with the requirements of this section if the Commission finds that such alternative plan meets the purpose and intent of the original requirements and the alternative architectural plan and materials are clearly superior to a plan that would be in strict compliance. Evaluation of alternative materials to include consideration of the overall design, color and other natural or man-made elements.

NOV 15 2012
 GALLATIN PLANNING & ZONING

Mailboxes, Street Signs, and Lampposts

- Mailbox kiosks are permitted for attached residential developments. Mail kiosks shall be enclosed on three sides and covered with a roof. Architecture and elements to be approved by the DRC. All mailbox, mailbox kiosk, and structures associated with mailbox kiosk designs require DRC approval.
- Street signs and regulatory road signs shall be mounted in a black metal frame and supported by an ornate cast iron or aluminum pole with a painted or powder coated black finish.

All sign frame and post designs require DRC approval; proposed signage should match existing signage in Greensboro Village.

- Lamppost poles used for mounting light fixtures for site or roadway lighting shall be 12 or 16 feet in height. Lamppost poles shall be painted or powder coated black metal and have an ornate cast iron or aluminum appearance. Light fixtures shall have an acorn shaped glass globe appearance; proposed light fixture and lamppost poles should match existing standards in Greensboro Village and must receive DRC approval.

Paving, Curbing, and Walkway Systems

- Single-family and attached residential drives and parking areas shall be paved with concrete; concrete shall have a broom finish. Permitted alternative materials and finishes are pavers, stamped and stained concrete, porous concrete and exposed aggregate concrete. Alternative materials must be approved by the DRC.
- Multifamily off-street parking lot areas and amenity parking areas shall be paved with hard surface materials (bituminous asphalt or concrete). They shall be bordered by a 6" high concrete curb. A concrete apron must be placed between the existing road and the proposed drive to create a uniform entry point and smooth transition into the Tenant's site. Concrete shall have a broom finish.
- Alleys shall be bordered by a 1' ribbon curb along each side. A 6" turndown curb is permitted if a sidewalk is present along an alley.
- Sidewalks along streets and in front of buildings shall be constructed with concrete and have a broom finish. Permitted alternative materials and finishes are pavers, stamped and stained concrete, porous concrete and exposed aggregate concrete. Alternative materials must be approved by the DRC. Paved trail systems may be constructed of bituminous asphalt, concrete, or crushed stone. Public sidewalks and trails shall be compliant with the American Disability Act (ADA); crushed stone is not a permitted material for public trails.

Required Bufferyards

Bufferyards may be required by the DRC on a site specific basis to appropriately buffer adjacent development. Transitional buffers, shall be planted per the Bufferyard Type as specified in the Zoning Ordinance. The bufferyard width shall be site specific.

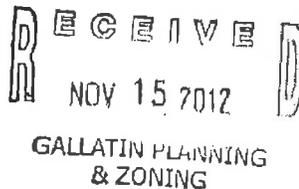
RECEIVED
MAY 15 2017

City of Greensboro
Planning Department

Landscape and Parking Lot Requirements

- Street trees are required along Chloe Drive. Street tree size and spacing are as follows: 2 - 2.5" caliper 100' o/c. Required spacing shall be an average to permit logical placement of street trees while accommodating other site elements. The desired effect is to establish an oscillating rhythm of one street tree on one side of the street occurring about every 50' o/c. Street tree quantity and placement must be approved by the DRC. Final location of trees must be approved by City Engineering Division.
- Street trees must have bio-barrier installed adjacent to roadway and sidewalk.
- Landscape plans for formal open spaces must be approved by the DRC.
- Each residential unit shall have foundation plantings along the front of the unit.
- HVAC units shall be screened from view with evergreen plant materials.
- Individual lot landscapes must be approved by the DRC. Plant materials may be described in general terms, for example: flowering shrub, evergreen shrub, groundcover, ornamental tree, etc.
- Irrigation of individual residential lots and formal opens spaces using an automated irrigation system is required.

87022/design guidelines/design guidelines section 4.1_Retreat@FairvueArchitectural



BAKERSOUTH, LLC

November 9, 2012

Goodall Inc. Builders
393 Maple Street, Suite 100
Gallatin, TN 37066
Attn: Robert H. Goodall, Jr.

Kay B. Housch, Esq.
Kay B. Housch, P.C.
Suite 310, 222 Second Avenue North,
Nashville, TN 37201

Re: Cottage Grove Product
Lot Layout Plan
Lot Phasing Plan

RECEIVED
NOV 15 2012

GALLATIN PLANNING
& ZONING

Bob and Kay:

BakerSouth, LLC ("Seller") received the above-referenced on the following dates:

- Cottage Grove Product: October 30, 2012, via electronic submittal and courier
- Lot Layout Plan: October 30, 2012, via electronic submittal and courier
- Lot Phasing Plan: October 30, 2012, via electronic submittal and courier

Pursuant to Section 6(c) of the Agreement for Sale and Purchase of Property, dated September 10, 2012 (the "Agreement"; capitalized terms used but not otherwise defined herein have the same meanings as in the Agreement), this letter will serve as written notice of Seller's conditional approval of the Cottage Grove Product and its conditional approval of the Lot Layout Plan.

Seller's approval of the Cottage Grove Product is conditioned on:

- (i) No grading plans were submitted for review. Seller reserves the right to review and to either approve or disapprove the grading plans.
- (ii) Regarding the exterior color packages, no white trim package for windows or doors unless such color scheme allows it for continuity. Otherwise, neutral colors to be used for windows and doors.

Seller's approval of the Lot Layout Plan is conditioned on:

- (i) Two sanitary sewer easements will need to be imposed on the Property for the benefit of the Commercial Parcel in the approximate locations shown on the Plat (to be provided), the exact location of the easements will be determined by the actual constructed location of the sanitary sewer lines.
- (ii) A storm water drainage easement will need to be imposed on the Property for the benefit of the Commercial Parcel in the approximate location shown on the Plat. The

ATTACHMENT

1-8

DEWEY - ESTES

ENGINEERING

November 15, 2012

Katherine Schoch, AICP
Assistant Director
Gallatin Codes/Planning Department
132 West Main Street, Room 201
Gallatin, TN 37066

RECEIVED
NOV 15 2012

**RE: The Retreat at Fairvue
FMDP Comments Response**

**GALLATIN PLANNING
& ZONING**

Dear Katherine,

In response to the review comments dated on November 9, 2012, we have revised the plans and provided the additionally requested documentation. Please refer to our original comments response letter submitted October 29, 2012 for the review comments generated October 5, 2012. Below is an itemized response to each comment as they appeared in the most recent comments letter:

Department of Public Utilities:

1. Detailed water and sewer plans will be submitted with the construction plans for review.

Planning Department:

1. As we discussed, the Landscape Plan by Gamble Design Collaborative provides an extensive buffer between the existing adjacent lots and the proposed development. Additional bufferyards have been proposed on both sides of Chloe Drive along the existing lots with this submittal.
2. The courtyards will be a mixture of grass and plantings. Please refer to the Landscape Plans for specifications.
3. Note 12 has been added to the Cover Sheet regarding trash collection for this site. Individual city toters will be used for this site.
4. Note 1 on the Cover Sheet has been revised regarding Multi-Family use.
5. A site surety cost estimate will be provided prior to final approval.
6. We attended the joint CC/PC Work Session on 11/12/12. We believe there was a good discussion regarding the project. We plan to address/answer the concerns at the 11/26/12 Planning Commission meeting. As we have discussed, we believe this project does not meet items A-G of G.Z.O. Section 12.02.050. Item H refers to any other change that the City Planner determines to be a major divergence from the approved PMDP. It is our understanding, Planning considers this plan to be in harmony with the community. The PC may overrule the City Planner's determination upon a favorable vote of a majority of the entire membership of the Planning Commission.
7. We have reviewed the Subdivision Regulations to provide adequate truck turning radii for this development. We met with the Fire Department to ensure their trucks will be provided adequate access. We will provide them with the information they have requested.
8. The sign has been relocated to be a minimum of 15 feet from the Public ROW.
9. A Final Plat will be submitted per phase for this development.

REVISED

RESUBMITTAL

PC 0043-17

10. The project location has been shown in the Vicinity Map on the Cover Sheet.
11. The design guidelines have been revised per the redline comments received.
12. A detail of the mail kiosk has been included with this submittal package.
13. We have communicated with the DRC associated with this site. We have submitted our plans to them and it is our understanding we are in compliance with their guidelines.
14. There are sidewalks provided to the mail kiosk. As we discussed, due to topography, a sidewalk connection from the Armour Lane alley is impractical.
15. All areas labeled Open Space, including the guest parking stalls, will be owned and maintained by a Homeowners Association.
16. The setbacks have been revised in the Project Summary on the Cover Sheet, Typical Unit Layout detail on Sheet C1.0, and in plan view. We have labeled PUDEs on the Typical Unit Layout detail.
17. We understand the property has been posted with "Zoning Pending Signs" just in case the Planning Commission decides the revisions constitute a major amendment to the PUD.
18. Owner and tax map info has been added for Lot 508. According to the Sumner County GIS, this parcel is currently owned by ND Limited Management, LLC.
19. The tax map information on the list of surrounding property owners has been revised to include additional property owners.
20. We have submitted one full-size and 15 half-size sets of revised plans, as well as copies of supporting documents. A disc containing digital files of the plans as well as the supporting documents.
21. Please consider this letter to be our detailed comments response letter.
22. We have returned Checkprint #2 and other review documents.
23. We believe the attached submittal package has addressed all of the comments and believe this submittal is complete.

Engineering Division:*Design Standards Comments:*

1. The Design Guidelines have been revised to indicate all public sidewalks shall be ADA compliant.
2. The Design Guidelines have been revised regarding street trees; their location and installation of bio-barriers.

Resubmittal Comments:

1. The traffic circle dimension and note has been removed. The traffic circle has been labeled.
2. The minimum driveway length shall be 20 feet from edge of building to the back edge of the sidewalk.
3. At the time of construction plan submittals, the radius returns for all intersections shall be substantial to provide access for all emergency vehicles.
4. Cut-fill cross sections and calculations will be provided at the time of construction plan submittal for all areas within the floodplain.
5. The paving schedule has been removed from the alley and roadway section details.
6. A note has been added to Sheet C2.0 regarding the downstream analysis for this project. We have communicated with Lose & Associates regarding the current flood study for Rankin Branch. This site was accounted for in the original flood study and it is our understanding LA Green Lake was sized to account for future development of the subject site. Additional studies will be provided, if necessary, with the construction plans submittal showing indicating LA Green Lake is appropriately sized for the subject development. Also, this site is located adjacent to LA Green Lake and within the lower 10% drainage basin. Detention of sites located in the lower 10% of a basin may have an adverse impact on flooding and may cause unfavorable influences on peak flow timing. Detention facilities on sites in the

RECEIVED
NOV 15 2012

November 15, 2012

lower 10% of a drainage basin can often change the timing of the entire outflow hydrograph for the stream.

Fire Department

1. The alleys will be 20 feet wide minimum of hard surfaced material (18 feet asphalt, 1 foot each side ribbon curb). We have met with the Fire Department and believe the plan satisfies their concerns. We will provide any additional documents requested.
2. We have received and reviewed Chapter 18 of the NFPA.

Sumner County E-911

1. The builder understands the units may be addressed using one address with individual unit numbers, even though each unit will be on its own lot. We have met with the Fire Department regarding their access. As discussed, the developer will provide No Parking signs along the alley to discourage on-street parking.

Industrial Pre-treatment Department:

1. Detailed water and sewer plans will be submitted during the construction plan review.

Other departments (Codes, Police, and Electric) did not have any comments at this time. I hope this appropriately addresses the comments generated during review. Please feel free to call if you need anything further from our office or if you have any questions.

Sincerely,



Michael Dewey, PE

RECEIVED
NOV 15 2012

GALLATIN PLANNING
& ZONING

D E W E Y - E S T E S

E N G I N E E R I N G

ATTACHMENT 1-9

October 28, 2012

Katherine Schoch, AICP
Assistant Director
Gallatin Codes/Planning Department
132 West Main Street, Room 201
Gallatin, TN 37066

R E C E I V E D
OCT 29 2012
GALLATIN PLANNING
& ZONING

**RE: The Retreat at Fairvue
FMDP Comments Response**

Dear Katherine,

In response to the review comments dated on October 5, 2012, we have revised the plans and provided the additionally requested documentation. Below is an itemized response to each comment as they appeared in the original comments letter:

Planning Department:

1. We believe this project will be a great transitional use between Fairvue Plantation and Greensboro Village commercial.
2. A description of the proposed changes to the PUD has been included with the amended Design Guidelines as performed by Lose & Associates.
3. We received the correct zoning boundary lines from staff. The zoning line through the subject parcel has been shown and labeled.
4. The Project Summary table has been revised on the Cover Sheet to show the existing use as Commercial/Vacant and the proposed use as Residential (Multi-Family Dwelling).
5. The correct zoning boundary lines have also been shown on the overall Greensboro Village PUD plan.
6. FFEs for lots located in the existing 100 year floodplain (Lots 117-124) have been provided. Please see the Minimum FFE Table on Sheet C2.0.
7. The commercial outparcel has been labeled as "Future Development." It is understood that a separate PMDP and FMDP shall be submitted for the outparcel.
8. All surrounding property owners and zoning have been labeled for each parcel. A list of all surrounding property owners with tax map numbers and mailing addresses have been provided with this submittal.
9. The HVAC units will be located on both sides of the building. The HVAC units will be screened with landscaping on all three sides with a passage for maintenance.
10. The Design Guidelines have been revised and coordinated between Lose & Associates and staff. We believe staff's concerns have been addressed with this submittal.
11. The density for the subject parcel is 4.9 units/acre.
12. A breakdown of the percentage of materials has been provided with this submittal for each façade.
13. We understand that a site surety shall be submitted prior to the issuance of any building permit.
14. We understand that a final plat will be required for this property.

RESUBMITTAL

PC 0043-12

15. The monument signage has not been relocated. We are seeking council approval for the location of the monument sign to be within 15 feet of the Public ROW.
16. We have maintained the connection of Chloe Drive as called for in the Gallatin on the Move 2020 plan.
17. An exhibit showing the details of the exterior lighting fixtures on the buildings has been included with this submittal.
18. The plan has been revised to create a very walkable and accessible community; we consider this plan revision to be "pedestrian friendly."
19. The future amenity area has been labeled accordingly.
20. The title of this plan has been revised to read An Amended PMDP for Greensboro Village PUD and FMDP for The Retreat at Fairvue.
21. The parking stalls have been revised to be 9' x 20' and labeled accordingly.
22. A cross section of the alley and sidewalks have been shown on sheet C1.0.
23. The requirement for a turnaround is 300 feet, the only dead-end alley on this plan is located behind lots 113-116. The distance to the terminus of this alley from the intersection is approximately 150 lf.
24. The public alleys have been provided with street names.
25. A tree survey was performed and all trees over 4.5" caliper have been shown along the south and west property lines.
26. The reference to Public Works has been revised to Engineering Division in the Project Notes on the Cover Sheet.
27. We plan to attend the November 12 PC Work Session to discuss this project. At this meeting, we would like the opportunity to discuss whether or not this project will be deemed a major or minor amendment.
28. We have deferred this project from the October meeting to the November Planning Commission meeting per staff recommendation.
29. We have submitted 1 full size and 15 half-size sets of plans.
30. A disc containing the .dwg file and PDFs of the FMDP has been included with this submittal package.
31. Please consider this comments response letter as our detailed response letter.
32. The checkprint has been returned with this submittal.
33. As discussed our re-submittal package will be turned in on October 29, 2012 to ensure adequate review time for all departments.
34. We believe the attached submittal package has addressed all of the comments and believe this submittal is complete.

Engineering Division:

1. We have communicated with Lose & Associates regarding the current flood study for Rankin Branch. This site was accounted for in the original flood study and it is our understanding LA Green Lake was sized to account for future development of the subject site. Additional studies will be provided, if necessary, with the construction plans submittal showing indicating LA Green Lake is appropriately sized for the subject development. Also, this site is located adjacent to LA Green Lake and within the lower 10% drainage basin. Detention of sites located in the lower 10% of a basin may have an adverse impact on flooding and may cause unfavorable influences on peak flow timing. Detention facilities on sites in the lower 10% of a drainage basin can often change the timing of the entire outflow hydrograph for the stream.
2. Cut-fill cross sections and calculations will be provided at the time of construction plan submittal for all areas within the floodplain.
3. We understand it is not desirable to place stormwater ponds within the floodplain. The water quality treatment shown in an effort to provide a permanent treatment practice for this

RECEIVED
 OCT 29 2012
 GALLATIN PLANNING
 & ZONING

RESUBMITTAL

PC0043-12

EXHIBIT G

ATTACHMENT

1-9

October 28, 2012

site, not required. These areas are intended to serve as a Best Management Practice and provide pollutant control, capture, and treatment. At the time of platting, a Storm Water Inspection and Maintenance Agreement will be executed and recorded for the water quality areas.

4. A typical detail pavement section for the alley has been shown with this plan submittal.
5. The layout has been revised, but the public alleys have been labeled as "20' Alley."
6. The plan has been revised and careful consideration was given to provide each unit with at least one direct access to a sidewalk. We believe since the layout has been revised, this comment has been addressed.
7. As previously mentioned, the site has been revised. All internal sidewalks are 5 feet in width. We are proposing an 8 foot wide paved trail as an amenity for this site.
8. The Roadway Section detail has been revised to remove the note "One Side Required" regarding sidewalks. Sidewalks are proposed along both sides of Chloe Drive.
9. The plan has been revised to include 15' radius returns (ROW) for each intersection instead of alley driveway ramps. We believe the alley network and accessibility have been improved with this revision.
10. The south end (closest to Fairvue Plantation) of the 8' wide pedestrian trail has been relocated and aligns with the 5' public sidewalk on the opposite side of Chloe Drive. The other connection of the trail will connect to the public sidewalk along Chloe Drive. We would prefer to provide connection to the opposite side of Chloe Drive at the intersection with the proposed Hogan Way alley for safety and alignment with the 5' sidewalk.
11. We have revised the plan and additional parking stalls have been shown such that each group of buildings has close proximity to guest parking within 300 feet of each lot.

Industrial Pre-treatment Department:

1. Detailed water and sewer plans will be submitted during the construction plan review.

Other departments (Codes, Police, Electric, and Sumner County E-911) did not have any comments at this time. I hope this appropriately addresses the comments generated during review. Please feel free to call if you need anything further from our office or if you have any questions.

Sincerely,

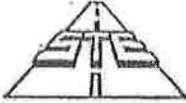

 Michael Dewey, PE

RECEIVED
 OCT 29 2012

GALLATIN PLANNING
 & ZONING

RESUBMITTAL

PC0043-12



STAMMER TRANSPORTATION ENGINEERING, INC.

ATTACHMENT 1-10

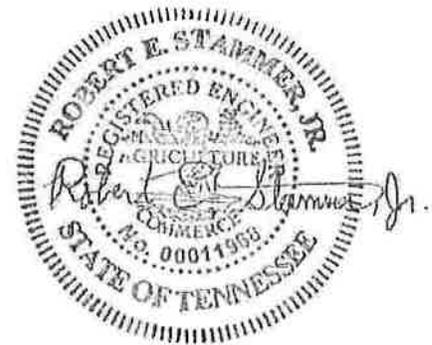
Engineering Consulting Report

Performed For

Fairvue Plantation Home Owners Association

Review of Proposed

"The Retreat at Fairvue"



Performed By

Robert E. Stammer, Jr., Ph.D., P.E.

Stammer Transportation Engineering, Inc.

RECEIVED
NOV 19 2012

November 19, 2012

PLANNING
& ZONING

PC 0043-12

Introduction and Purpose

The following report documents some of the important issues for consideration during the review process for "The Retreat at Fairvue". The origin of this report arises primarily from concerns by current residents of Fairvue Plantation.

Consultant's Credentials

Dr. Robert E. Stammer, Jr. has over 40 years of professional engineering experience, and has earned civil engineering degrees from Vanderbilt University (B.E.), Georgia Institute of Technology (M.S.C.E.), and the University of Tennessee (Ph.D.). He has also worked for the Tennessee Department of Transportation, three consulting firms, and is in his thirty-second year of teaching traffic engineering and transportation engineering design courses for the Civil and Environmental Engineering Department, School of Engineering at Vanderbilt University. He founded Stammer Transportation Engineering, Inc. in 1987 and this firm is celebrating its twenty-fifth anniversary this year.

Initial Primary Question

A fundamental question that must be raised early in the planning review process is whether the "The Retreat at Fairvue" and the proposed construction of approximately 132 condominiums is a **MAJOR** or **MINOR** land use change. This decision is fundamental to determining the appropriate subsequent planning actions.

On a fundamental level, the home owners living within the Fairvue Plantation believe that this question is a very fair question on two levels:

1. Condominiums are certainly of a different residential nature than the majority of current, existing single family homes within The Fairvue Plantation.
2. Residential condominiums are certainly different in nature than medical office buildings or other land uses approved in an earlier master plan.

On a more fundamental and official level, a section of the Gallatin Zoning Ordinance states the following:

12.02.050 Procedures to Amend a Preliminary Master Development Plan or Final Master

Development Plan

Major amendments to the master development plan must be submitted to the Planning Commission for review and recommendation and approved by the Mayor and Alderman. Major amendments shall include, but not be limited to:

- A. An increase in the density of the development;**
- B. Substantial changes in circulation or access;**
- C. Substantial changes in the mix of dwelling unit types included in the project;**
- D. Substantial changes in grading or utility provision;**
- E. Substantial changes in the mixture of land uses;**
- F. Reduction in approved open space, landscaping, and bufferyards;**
- G. Substantial changes in architectural or site design features of the development; or**
- H. Any other change that the City Planner determines to be a major divergence from the approved preliminary master development plan. The planning commission may overrule this determination upon the favorable vote of a majority of the entire membership of the Planning Commission.**

SOURCE: City of Gallatin Zoning Ordinance.

The four specific highlighted items above (i.e., items B, C, G, and H) individually and collectively support the question whether "The Retreat at Fairvue" is a **MAJOR** or **MINOR** land use change. Comments supporting that this development is a **MAJOR** land use change for the highlighted items are as follows:

B. "Substantial changes in access and circulation" are certainly current issues when the existing dead end street on Chloe Drive is to be opened to new traffic volumes. Noise, vehicular and

pedestrian safety and various other issues arise if the proposed project is approved without due consideration of these critical issues.

C. The originally approved Medical Offices and possible other land uses are certainly different than the proposed residential condominiums and the belief is that this is the first time condominiums have been suggested at this developable site. Also, approved non-residential land uses versus requested residential land uses would also appear to be "substantial changes".

G. There are obvious "substantial changes in architectural or site design features of the development" when the original master plan for this tract was approved for a different land use.

H. Item H presents discretionary powers to the City Planner. A submitted request from this study is that the current proposed condominium project be determined to be a "major divergence", and thus constitute a MAJOR land use change requiring more stringent review procedures as decisions are made.

Expected Traffic Generation

Research information provided in the Institute of Transportation Engineer's Trip Generation Manual, 9th Edition, 2012 provides average daily trip generation rates per condominium for weekday, Saturday, and Sunday daily traffic. This document is an industry accepted source for predicting traffic volumes for a host of different land uses.

The ITE average daily rates are **5.81 daily weekday trips, 5.67 Saturday trips, and 4.84 Sunday trips PER CONDOMINIUM**. The latest reviewed plan for "The Retreat at Fairvue" showed 132 condos planned at full build-out. Using these ITE trip generation rates and the proposed 132 condominiums would result in the following daily traffic volume estimates for "The Retreat at Fairvue":

1. **767 daily trips entering or exiting each weekday,**
2. **748 daily trips entering or exiting on Saturdays, and**
3. **639 daily trips entering or exiting on Sundays.**

Further calculations using 5 weekdays of traffic plus Saturday and Sunday traffic would result in an estimated **5,222 weekly trips** entering or exiting the proposed development upon completion. Such a significant traffic volume forecast raises questions about the need for a more complete Traffic Impact Study to address issues such as expected traffic volumes, circulation, access and overall safety issues.

Additional Concerns

This study has not addressed other critical issues such as:

1. Ingress and egress circulation patterns,
2. Necessary traffic control devices,
3. Need for potential traffic calming devices,
4. Safe stopping sight distances,
5. Safety issues related to the additional vehicle volumes,
6. Decreasing vehicle speeds,
7. Pedestrian safety,
8. Parking supply, and
9. Other design factors relating to the proposed development once a final plan is obtained.

The above list highlights a few of the issues that may be investigated if and when "The Retreat at Fairvue" development with condominiums proceeds through the various planning and engineering review processes.

Conclusions

This brief consulting report has raised only a few of the concerns and important issues that are associated with the proposed "The Retreat at Fairvue" project. This report has presented views that the proposed project should be considered a **MAJOR change in land use** and appropriate additional reviews would be appropriate.

A preliminary trip generation analysis using accepted ITE trip generation data forecasts over 5,200 weekly trips would accompany the approval of some 132 condominiums for this project. Thus, significant weekly traffic volumes will likely be generated.

Finally, there remain a number of critical questions and issues that will also need addressing in conjunction with the proposed development, should the developer choose to proceed with this type of higher density residential development. Ultimate development approval must satisfactorily answer many other critical issues that are foreseen and that will be raised.

Thank you to the Gallatin Officials reviewing this report and for considering the associated requests.



YOUR *Dream* STARTS HERE

EXHIBIT 3

ATTACHMENT 1-11

December 5, 2012

Ms. Katherine Schoch
Assistant Director of Codes and Planning
City of Gallatin
132 West Main Street
Gallatin, TN 37066

Ms. Schoch,

Please find the attached plans and renderings per the Planning Commission's request. Goodall has addressed and made the following changes to our previous submittals:

- Enlarged the roundabout by eliminating two units.
- Changed the center portion of the roundabout from a paved surface to a lush landscaped and irrigated planting area. Plantings to consist of flowering Crepe Myrtles to provide some height, low to medium sized evergreen shrubs in the foreground with day lilies and annuals to provide color through-out the year.
- Significantly enhanced the landscape screening to the homes along Potter Lane with evergreen plants staggered so that a visual screen will be accomplished on "day one"
- Installation of a 2'-3' soil berm in the planting area along Potter Lane to provide additional height and to promote good growth.

I apologize for not getting these to you earlier, it was my understanding that we were to provide the exhibits at the Planning Commission meeting on December 10, 2012. Additionally, at the request of some of the homeowners in Fairvue, they wanted to meet with Bob to discuss the changes and provide further comments prior to our submission to the City, that meeting is not taking place until December 6, 2012. We appreciate all that you and your entire staff does for our City, if you have any questions or need anything please call me on my cell at 838-1435.

Sincerely,

Mike Stanton
Development Manager/Goodall Inc. Builders

RECEIVED
DEC 05 2012

GALLATIN PLANNING
& ZONING

PC0043-12





Potter Lane/Roundabout Landscape Buffer Highlights

Landscape Buffer

- 560 ft. long and 20 ft. wide buffer with 280 plants. 1 plant for every 2 linear foot of buffer.
- Comprised of 100% Evergreen canopy trees, understory trees, and shrubs along the boundary of the property.
- Evergreen plants are staggered so that a visual screen will be accomplished on "day one".
- Flowering Understory Trees, Roses, Flowering shrubs, and ornamental grasses are used along the town home side for accents.
- Buffer is off-set from property boundary 4' to protect root systems of existing trees along the boundary line.
- A 2 to 3 foot top soil berm is planned under the buffer planting. Rich top soil will promote good growth.
- Buffer plantings will be irrigated to help insure survivability of the plant material and promote faster growth.

Traffic Circle Landscape

- Tall flowering Crepe Myrtles are clustered in the center to provide some height to the landscape while not interfering with driver visibility.
- Landscape is designed to avoid sightline conflicts.
- Knock out Roses, day lilies and annuals add color to the circle through-out the year.
- Low and medium size evergreen shrubs are planned as a foreground and edges to the flowering plants to provide a good streetscape throughout the year.

RECEIVED
DEC 05 2012

GALLATIN PLANNING
& ZONING

PC0043-12

ATTACHMENT 1-14

DEWEY - ESTES

ENGINEERING

December 19, 2012

Katherine Schoch, AICP
Assistant Director
Gallatin Codes/Planning Department
132 West Main Street, Room 201
Gallatin, TN 37066

RECEIVED
DEC 21 2012

**RE: The Retreat at Fairvue
FMDP Comments Response**

Dear Katherine,

In response to the review comments dated on December 17, 2012, we have revised the plans and provided the additionally requested documentation. Please refer to our original comments response letter submitted October 29, 2012 for the review comments generated October 5, 2012, as well as our comments response letter dated November 15, 2012 for the review comments dated November 9, 2012. Below is an itemized response to each comment as they appeared in the most recent comments letter:

Department of Public Utilities:

1. Detailed water and sewer plans will be submitted with the construction plans for review.

Planning Department:

1. A legal description of the property including the commercial outparcel is included with this submittal.
2. A site surety cost estimate will be provided prior to final approval.
3. A sign permit will be obtained prior to the issuance of a building permit.
4. A Final Plat will be submitted per phase for this development.
5. A detail of the proposed mailbox kiosk will be submitted prior to final approval.
6. All areas labeled Open Space, including the guest parking stalls, will be owned and maintained by a Homeowners Association.
7. We have included 1 full size and 26 half-size sets of plans with this submittal. We believe the attached submittal package has addressed all of the comments and believe this submittal is complete.

Engineering Division:

1. All references to flush sidewalks along the alleys have been removed. Details of where the sidewalk will be turned down or flush will be addressed with the construction plans.
2. All sidewalks have been wrapped around the parking stalls.
3. The alley section has been revised for the 20' ROW alleys to show 18' pavement and 1' ribbon curbs on each side.

2nd
REVISED

RESUBMITTAL

PC0043-12

December 18, 2012

Sumner County E-911

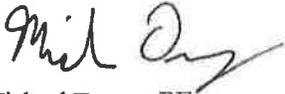
1. We will work with E-911 to obtain approval for all streetnames within the development.

Industrial Pre-treatment Department:

1. Detailed water and sewer plans will be submitted during the construction plan review.

Other departments (Codes, Fire, Police, and Electric) did not have any comments at this time. I hope this appropriately addresses the comments generated during review. Please feel free to call if you need anything further from our office or if you have any questions.

Sincerely,



Michael Dewey, PE



EXHIBIT C

City of Gallatin, Tennessee

Codes/Planning Department

Gallatin Municipal-Regional Planning Commission
Special-Called Meeting
ACTION FORM

DATE: January 9, 2013

TO: Mr. Michael Dewey, P.E.
Dewey-Estes, Engineering
2925 Berry Hill Drive
Nashville, TN 37204

FROM: Gallatin Codes/Planning Department

RE: January 7, 2013: Gallatin Municipal-Regional Planning Commission Special-Called Meeting
The Retreat at Fairvue: PC File #0043-12

At the above referenced meeting, the request for approval of a major amendment to the Greensboro Village PUD Plan/PMDP and approval of the Final Master Development Plan for The Retreat at Fairvue were:

- RECOMMENDED
 RECOMMENDED WITH CONDITIONS/APPROVED WITH CONDITIONS
 NOT RECOMMENDED
 DEFERRED

Conditions of Approval:

1. The final architectural elevations are approved as submitted.
2. The final landscaping plan is approved as submitted.
3. The applicant shall submit details of the proposed mailbox kiosk.
4. The applicant shall submit a major subdivision plat for this property and the plat shall be recorded prior to the issuance of any building permits.
5. A subdivision surety, in an amount to be determined by the Engineering Division, shall be submitted prior to the recording of the final plat.
6. A site surety shall be submitted prior to the issuance of any building permits.
7. The applicant shall obtain a sign permit from the Codes/Planning Department prior to the installation of any signage on site.
8. The applicant shall submit detailed plans and specifications to the Public Utilities Department for water and sanitary sewer approval.
9. In the sidewalk section of the Design Guidelines, the applicant shall indicate that anything



EXHIBIT C

City of Gallatin, Tennessee

Codes/Planning Department

- public shall be ADA compliant and that crushed stone will only be permitted in private/sidewalks/trails and not in public sidewalks/trails.
10. In the street trees section of the Design Guidelines, the applicant shall add a note that the final location of trees shall be approved by the Engineering Division. All street trees must have bio-barrier installed adjacent to roadway and sidewalk as previously required for Fairvue Plantation.
 11. At the time construction plans are submitted, radii will need to be improved at intersections to enable access for all emergency and sanitation vehicles.
 12. At the time construction plans are submitted, the applicant shall provide cut-fill calculations for all areas within the floodplain.
 13. The alternative pedestrian plan is approved as shown.
 14. The applicant shall submit list of street names to Sumner County E-911 for review and approval.
 15. The applicant shall submit notarized documentation that all adjoining property owners were notified by mail about the Public Hearing for this property at City Council. Letters shall be mailed 15 days prior to Public Hearing, not counting the meeting date.
 16. The applicant shall submit three (5) corrected copies of the Design Guidelines to the Codes/Planning Department.
 17. The applicant shall correct minor errors in the legal description of the property and submit five (5) corrected copies to the Codes/Planning Department.

Approval contains the following requirements:

- NONE
- BUILDING PERMIT/USE AND OCCUPANCY PERMIT
- ZONING PERMIT
- SIGN PERMIT
- LAND DISTURBANCE PERMIT
- SIGNAGE CHECK
- UTILITY SURETY
- SITE SURETY
- SUBDIVISION SURETY
- LIST CONDITIONS OF APPROVAL ON RESUBMITTAL
- COUNCIL SUBMITTAL



EXHIBIT C

City of Gallatin, Tennessee

Codes/Planning Department

- CITY COUNCIL APPROVAL
- Council Committee: 1/8/13
 - 1st Reading at City Council: 1/15/13
 - Ad runs for Public Hearing by Codes/Planning Department: 1/16/13
 - Public Hearing at City Council: 2/5/13
 - 2nd Reading at City Council: 2/19/13
- OTHER: Please submit five (5) color copies of proposed fence rendering to be added to the landscaping plan and (5) corrected copies of the Amended PMDP/FMDP to the Codes/Planning Department with corrections to curve table. Two (2) full-size copies and three (3) half-size copies of the plan are acceptable.

cc: Mr. Mike Stanton, Goodall Inc. Builders
Mr. George Phillips; Bone McAllester Norton, PLLC
Mr. David Coode; Kimley-Horn & Associates, Inc.
Mayor Jo Ann Graves
Mr. Joe H. Thompson, City Attorney
PC File #0043-12

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

EXHIBIT C

JANUARY 8, 2013

DEPARTMENT: CODES/PLANNING

AGENDA # 1

SUBJECT:

Ordinance #O1301-1 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at the intersection of Noah Lane and Chloe Drive.

SUMMARY:

Applicant requests approval of a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan, in order to amend the use on a portion of the property from commercial to residential; Dwelling, Multi-Family and establish the lot sizes, street design, site layout, and architecture for the Retreat at Fairvue. Current zoning of the area being amended is split zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 (R15). Property consists of 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres for a total of 28.44 (+/-) acres, S.B.E. Tax Map 136//018.03. Property is located off Noah Lane. This item is scheduled for the January 7, 2013 Special Called Meeting of the Gallatin Municipal-Regional Planning Commission.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

EXHIBIT C

JANUARY 22, 2013

DEPARTMENT: CODES/PLANNING

AGENDA # 9

SUBJECT:

Ordinance #O1301-1 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at the intersection of Noah Lane and Chloe Drive.

SUMMARY:

Applicant requests approval of a major amendment to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan, in order to amend the use on a portion of the property from commercial to residential; Dwelling, Multi-Family and establish the lot sizes, street design, site layout, and architecture for the Retreat at Fairvue. Current zoning of the area being amended is split zoned Multiple Residential and Office Planned Unit Development (MRO PUD) and Residential-15 (R15). Property consists of 26.85 (+/-) acres and one (1) commercial outparcel on 1.59 (+/-) acres for a total of 28.44 (+/-) acres, S.B.E. Tax Map 136//018.03. Property is located off Noah Lane. This item was presented at City Council on January 15, 2013 for 1st Reading. Council requested that this item go back to the January 22, 2013 Council Work Session for further discussion.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: POLICE DEPARTMENT

AGENDA # 3

SUBJECT:

Appropriating funds from govdeals.com revenue

SUMMARY:

money to be used for vehicle replacement

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01302-4

ORDINANCE APPROPRIATING FUNDS FROM SURPLUS PROPERTY SALES

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$26,157 is hereby appropriated from account 110-36330, Sale of Equipment, to 110-42110-888, for Patrol Vehicle Replacement.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect from and after its final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: **Engineering**

AGENDA # 4

SUBJECT:
MS4 STORMWATER PERMIT ANNUAL REPORT

SUMMARY:
Attached is the annual report for review, as required by TDEC.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

City of Gallatin Engineering Division Memorandum

To : Mayor Jo Ann Graves, Gallatin City Council
From : Engineering Division
Date : February 7, 2013
Subject : TDEC MS4 Permit Annual Report

Attached is the City's MS4 Stormwater Permit Annual Report for review, as required by TDEC. While the City still has work to do to become fully compliant with its permit, the report does indicate progress in accomplishing this. TDEC has indicated it will be auditing the City's stormwater program in the near future, which should give a more definitive evaluation of the City's compliance.

The City has expanded its public education and outreach program with the design of its new website, and has had success with its public participation program with work involvement in a rain garden grant project with R.T. Fisher Elementary, Volunteer State Community College stream monitoring, and various stream buffer tree planting projects in association with the Tennessee Environmental Council.

The City's Construction Site Stormwater Runoff Control program continues to be effective, and is continually being tweaked to make compliance by the development/construction community easier, while still ensuring understanding and fulfillment of the City's and State's requirements for erosion prevention and sediment control.

The City has begun drafting of its Stormwater BMP manual. This manual, along with updated Subdivision Regulations and Stormwater Ordinance, will be used to address MS4 Permit requirements regarding the use of "Green or Low-Impact" infrastructure that must be implemented by January 2015.

The report also gives updates on other facets of the program including the Illicit Discharge Detection and Elimination Program and Pollution Prevention/Good Housekeeping for Municipal Operations Program. Please feel free to contact the Engineering Division for further information on the City's Stormwater Program and what it is doing to become compliant with its MS4 Stormwater Permit.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: **Engineering**

AGENDA # 5

SUBJECT:
Blakemore Avenue Parking

SUMMARY:
Update will be provided at the meeting.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: **Engineering**

AGENDA # **6**

SUBJECT:
DRAINAGE PROGRAM UPDATE

SUMMARY:

At the January 15, 2013 Council Meeting, Councilwoman Brackenbury requested an updated project list from the May 2010 flood. The Engineering Division will hand out this information at the meeting.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: **Engineering**

AGENDA # 7

SUBJECT:

Davis Drive Traffic Calming

SUMMARY:

The Engineering Division presented 3 optional alternatives for traffic calming on Davis Drive at the October 9th Council Committee Meeting. After much consideration, staff recommended removing the speed bumps and installing temporary 3 way stops at the intersections of Davis Drive and Moss Circle and also Davis Drive and Haynie Place. After the 3 way stops were installed for a couple of weeks, staff then sent a survey to poll the neighborhood on the effectiveness. Results showed, in accordance with the City of Gallatin's Traffic Calming Guidelines, there is not enough favorable response from the homeowners/households for the speed bumps or 3 way stops to become permanent installations.

RECOMMENDATION:

The Engineering Division recommends removing the 3 way stop signs.

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

Davis Drive Traffic Calming Survey Results				
	In favor of Speed Bumps	In favor of 3 Way Stops	In Favor of alternative method	Additional Comments
Yes	6	10	4	27 properties were surveyed. These numbers reflect the responses given.
No	11	7	9	
Yes (%)	22%	37%	15%	These percentages are based on the 27 properties (no response from 10)
No (%)	41%	26%	33%	

The results above show that the temporary traffic calming measures shall be removed with no permanent installations being put in. The City of Gallatin's Traffic Calming Guidelines require 85% of property owners or 90% of households being favorable to a particular measure for it to become a permanent installation.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: EDA/Engineering

AGENDA # 8

SUBJECT:

Request from RCTenn for Slope Easement

SUMMARY:

As part of a 23,000 sq.ft expansion that will add an estimated 35 jobs, RCTENN is requesting a slope easement on the adjoining, City owned, property, to ensure proper storm water handling. Legal description attached.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved _ _

Rejected _ _

Deferred _

Notes:

Permanent Slope Easement
Legal Description
Exhibit "A"
for the
RC TENN 23,000 SF Warehouse Addition

BEING located in the 2nd Civil District of Sumner County, Tennessee, being located northeasterly of the Commerce Way and Gateway Drive intersection and being a portion of Lot 1 of the Gallatin Industrial Center at 195 and 219 Commerce Way Final Plat as recorded in Plat Book 23, Page 103, in the Register's Office of Sumner County, Tennessee and also being a portion of the City of Gallatin Property as recorded in Record Book 231, Page 451 in the Register's Office of Sumner County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument, said monument being a point in the easterly right-of-way of Commerce Way, said monument also being a northwesterly property corner common to the Blue Stripe Holdings G.P. Property as recorded in Record Book 3588, Page 343, in the Register's Office of Sumner County, Tennessee

Thence leaving said easterly right-of-way of Commerce Way continuing along with the southerly property line of Lot 1 of the Gallatin Industrial Center at 195 and 219 Commerce Way Final Plat, S 78°03'35" E a distance of 441.77' to a point, said point being the TRUE POINT OF BEGINNING;

Thence with a slope easement the following four calls: N 11°56'25" E a distance of 30.00' to a point;

Thence S 78°03'35" E a distance of 185.00' to a point;
Thence S 11°56'25" W a distance of 30.00' to a point;

Thence N 78°03'35" W a distance of 185.00' to a point; which is the point of beginning, having an area of 5,550 square feet, 0.13 acres more or less.

Also included with the above description is a temporary 10' construction easement along the north, west and easterly sides. Temporary construction easement shall expire 6 months after the completion of construction.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated February 6, 2013.

Attached is Exhibit "A" which more clearly reflects the above-described easements.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: Personnel

AGENDA # 9

SUBJECT:

Resolution Amending Personnel Rules--Requests to Withdraw Sick Leave

SUMMARY:

Personnel Rule 16-3 pertains to terms and conditions of our Sick Leave benefits. The attached document first provides the introductory paragraph explaining the basics to the Sick Leave policy. Then the first paragraph of Section 16-3(u) is provided explaining the basics of the Sick Leave Pool, followed by Section 16-3(u)(4) dealing with "Requests to Withdraw Sick Leave" from the Sick Leave Pool and the recommended wording changes.

The basic policy has always allowed employees to be eligible for regular accrued sick leave pay "when the employee's presence is necessary to care for the ill family member". However, Section 16-3(u)(4) currently is worded that Sick Leave Pool hours can be used only for the employee's personal disability, and therefore if an employee was needed to care for their spouse or child and had exhausted their regular sick leave they would not be eligible to request Pool hours. This is not consistent with the basic intent of the sick leave benefit.

This Resolution revises the rule to allow Pool hours to be made available consistent with the rest of Section 16-3.

RECOMMENDATION:

Approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

Section 16-3 Sick Leave

All full-time classified employees shall accumulate 12 days of sick leave per year. All such employees shall periodically be credited in the official records with accumulated sick leave days in accordance with this accrual rate. Sick leave shall be considered a benefit and privilege and not a right for the employee to use at his/her discretion. Employees shall, therefore, utilize their accumulated sick leave allowance for absences due to such reasons as follows: personal illness or physical incapacity, exposure to a contagious disease thereby endangering the health of the other employees, personal illness within the immediate family, as defined in Rule 2, when the employee's presence is necessary to care for the ill family member, disability resulting from pregnancy, childbirth, or related medical conditions, enforced quarantine of the employee in accordance with community health regulations; or, to keep an appointment with a licensed medical doctor, dentist, or other recognized practitioner.

Section 16-3 Sick Leave

(u) Sick Leave Pool. A sick leave pool, hereinafter referred to as "the Pool", is established for all employees of the classified service and exempt service as may be applicable, to provide continued income of the Pool member employees when all other of their personal sick leave, compensatory time, and vacation leave balances have been exhausted, and valid reasons exist for additional sick leave to be withdrawn from the Pool's reserves.

Section 16-3 Sick Leave

(u)(4) Requests to Withdraw Sick Leave. Any active member of the Pool may submit a written request to the Trustees, on the form provided by the Personnel Official, to withdraw sick leave from the Pool, provided the employee meets the following criteria:

- (A) Has been a member of the Pool at least three months as of the date of the request:
and
- (B) Has exhausted all other personal sick leave, compensatory time, and vacation leave; and
- (C) ~~Has submitted adequate evidence to support continued sick leave, including a written statement from a licensed, practicing medical doctor confirming the employee is incapacitated from work and the duration of such incapacity.~~ *Satisfies all the other regular Sick Leave conditions of this Section.* The Trustees shall have the authority to request and receive any other evidence they deem necessary in arriving at a decision.

RESOLUTION AMENDING GALLATIN PERSONNEL RULES AND REGULATIONS RELATING TO REQUESTS TO WITHDRAW SICK LEAVE

WHEREAS, Section 13-104 of the Gallatin Municipal Code provides for amendment of the Personnel Rules;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin Personnel Rules and Regulations are hereby amended as follows:

(a) **Rule 16 – Section 16-3(u)(4)(C) Sick Leave** is hereby amended by:

deleting Section 16-3(u)(4)(C) in its entirety and replacing it with the following:

Satisfies all the other regular Sick Leave conditions of this Section. The Trustees shall have the authority to request and receive any other evidence they deem necessary in arriving at a decision.

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after the date of final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON, CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

02/12/2013

DEPARTMENT: Finance / IT

AGENDA # 10

SUBJECT:

December Financial Reports

SUMMARY:

December Financial Reports

RECOMMENDATION:

Approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

City of Gallatin, TN
December Financial Statements
Period 6 / FY 2013

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013-06

ACCOUNTS FOR GENERAL FUND	ORIGINAL APPROP	TRANSFRS/ADJUSTM	REVISED BUDGET	YTD ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
110 GENERAL FUND	-28,941,420	-40,000.00	-28,981,420.00	-10,001,306.30	.00	-18,980,113.70	34.5%
11041310 CITY ADMINISTRATION	450,350	2,000.00	452,350.00	173,674.79	1,280.00	277,395.21	38.7%
11041500 FINANCE	427,961	.00	427,961.00	209,764.52	.00	218,196.48	49.0%
11041510 CITY RECORDER	464,603	.00	464,603.00	205,885.55	.00	258,717.45	44.3%
11041590 INSURANCES	250,000	.00	250,000.00	214,622.89	.00	35,377.11	85.8%
11041620 CITY ATTORNEY	333,321	.00	333,321.00	147,774.91	.00	185,546.09	44.3%
11041640 INFORMATION TECHNOLOGY	344,603	4,000.00	348,603.00	149,348.34	3,200.00	195,054.66	43.8%
11041650 PERSONNEL ADMINISTRATION	183,701	.00	183,701.00	77,730.47	.00	105,970.53	42.3%
11041670 ENGINEERING	800,378	.00	800,378.00	324,991.88	.00	475,386.12	40.6%
11041690 PLANNING COMMISSION	21,768	.00	21,768.00	9,868.35	.00	11,899.65	45.3%
11041700 PLANNING & CODES	961,510	.00	961,510.00	420,332.67	.00	541,177.33	43.7%
11041800 GEN GOVERNMENT BUILDINGS	405,656	.00	405,656.00	188,575.01	.00	216,080.99	46.7%
11042110 POLICE DEPARTMENT	5,897,043	1,860.00	5,898,903.00	2,630,259.38	14,994.00	3,253,649.62	44.8%
11042124 A.C.E.S. PROGRAM	200,000	.00	200,000.00	59,947.00	.00	140,053.00	30.0%
11042220 FIRE DEPARTMENT	4,603,403	35,334.16	4,638,737.16	2,061,233.32	575.00	2,576,928.84	44.4%
11042300 ANIMAL CONTROL	114,199	.00	114,199.00	49,173.37	.00	65,025.63	43.1%
11043000 PUBLIC WORKS ADMINISTRATION	161,950	.00	161,950.00	73,288.20	191.30	88,470.50	45.4%
11043120 STREET MAINTENANCE & REPAIR	1,251,943	5,000.00	1,256,943.00	495,128.83	33,167.75	728,646.42	42.0%
11043170 VEHICLE MAINTENANCE	428,192	.00	428,192.00	183,490.59	750.00	243,951.41	43.0%
11044300 COMM SERVICES	16,000	.00	16,000.00	7,521.41	7,500.00	978.59	93.9%
11044410 LEISURE SERVICE	553,308	.00	553,308.00	204,931.99	.00	348,376.01	37.0%
11044470 CIVIC CENTER	1,025,361	11,844.00	1,037,205.00	423,215.03	11,844.00	602,145.97	41.9%
11044450 GOLF COURSE	828,568	2,191.32	830,759.32	358,225.50	5,317.56	467,216.26	43.8%
11044720 PARKS	1,334,766	.00	1,334,766.00	597,381.72	.00	737,384.28	44.8%
11047100 ECONOMIC COMMUNITY DEVE	271,387	800.00	272,187.00	94,490.75	.00	177,696.25	34.7%
TOTAL GENERAL FUND	-7,611,449	23,029.48	-7,588,419.52	-639,449.83	78,819.61	-7,027,789.30	7.4%
TOTAL REVENUES	-28,941,420	-40,000.00	-28,981,420.00	-10,001,306.30	.00	-18,980,113.70	
TOTAL EXPENSES	21,329,971	63,029.48	21,393,000.48	9,361,856.47	78,819.61	11,952,324.40	

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06	ACCOUNTS FOR: 122 SPECIAL FUNDS	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
	122 SPECIAL FUNDS	-25,100	.00	-25,100.00	-38,815.70	.00	13,715.70	154.6%
	12242122 SOR	5,100	3,459.00	8,559.00	4,400.12	2,342.30	1,816.58	78.8%
	TOTAL SPECIAL FUNDS	-20,000	3,459.00	-16,541.00	-34,415.58	2,342.30	15,532.28	193.9%
	TOTAL REVENUES	-25,100	.00	-25,100.00	-38,815.70	.00	13,715.70	
	TOTAL EXPENSES	5,100	3,459.00	8,559.00	4,400.12	2,342.30	1,816.58	

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06

ACCOUNTS FOR: 125 ENVIRONMENTAL SERVICES	ORIGINAL APPROP	TRANSFRS/ ADJUSTM'S	REVISED BUDGET	YTD ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
125 ENVIRONMENTAL SERVICES	-1,838,647	.00	-1,838,647.00	-601,883.86	.00	-1,236,763.14	32.7%
12543210 ENVIRO SERV ADMIN	17,000	.00	17,000.00	15,499.00	.00	1,501.00	91.2%
12543230 WASTE COLLECTION	1,510,647	.00	1,510,647.00	656,828.63	2,500.00	851,318.37	43.6%
TOTAL ENVIRONMENTAL SERVICES	-311,000	.00	-311,000.00	70,443.77	2,500.00	-383,943.77	-23.5%
TOTAL REVENUES	-1,838,647	.00	-1,838,647.00	-601,883.86	.00	-1,236,763.14	
TOTAL EXPENSES	1,527,647	.00	1,527,647.00	672,327.63	2,500.00	852,819.37	

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013.06										
ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJUSTMS	REVISED BUDGET	YTD. ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED			
127 DRUG FUND										
127 DRUG FUND	-100,000	.00	-100,000.00	-62,294.24	.00	-37,705.76	62.3%			
12742129 DRUG INVESTIGATION & CONTR	100,000	.00	100,000.00	69,440.82	.00	30,559.18	69.4%			
TOTAL DRUG FUND	0	.00	.00	7,146.58	.00	-7,146.58	100.0%			
TOTAL REVENUES	-100,000	.00	-100,000.00	-62,294.24	.00	-37,705.76				
TOTAL EXPENSES	100,000	.00	100,000.00	69,440.82	.00	30,559.18				

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06									
ACCOUNTS FOR:	ORIGINAL	TRANSFRS/	REVISED	YTD ACTUAL	ENC/REQ	AVAILABLE	PCT		
311 CAPITAL PROJECTS	APPROP	ADJUSTMTS	BUDGET			BUDGET	USED		
311 CAPITAL PROJECTS	0	.00	.00	-948,513.78	.00	948,513.78	100.0%		
TOTAL CAPITAL PROJECTS	0	.00	.00	-948,513.78	.00	948,513.78	100.0%		
TOTAL REVENUES	0	.00	.00	-948,513.78	.00	948,513.78			

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 '06		ACCOUNTS FOR:	ORIGINAL	TRANSFERS/	REVISED	YTD ACTUAL	ENC/REQ	AVAILABLE	PCI
312	2007 G. O. BOND FUND	APPROP	ADJUSTMENTS	BUDGET	BUDGET			BUDGET	USED
312	2007 G. O. BOND FUND	0	.00	.00	-1,272,109.13	.00	1,272,109.13	100.0%	
	TOTAL 2007 G. O. BOND FUND	0	.00	.00	-1,272,109.13	.00	1,272,109.13	100.0%	
	TOTAL REVENUES	0	.00	.00	-1,272,109.13	.00	1,272,109.13		

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013-06										
ACCOUNTS FOR	ORIGINAL	TRANSFERS/	REVISED	YTD ACTUAL	ENC/REQ	AVAILABLE	PCT			
318	2008 REV & TAX BOND UTIL	ADJUSTS	BUDGET			BUDGET	USED			
318	2008 REV & TAX BOND UTIL	.00	.00	-979.31	.00	979.31	100.0%			
	TOTAL 2008 REV & TAX BOND UTIL	.00	.00	-979.31	.00	979.31	100.0%			
	TOTAL REVENUES	.00	.00	-979.31	.00	979.31				

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013-06														
ACCOUNTS FOR	ORIGINAL	TRANSFERS/	REVISED	YTD	ENG/REQ	AVAILABLE	PCT	WATER & SEWER	APPROP	ADJUSTMENTS	BUDGET	ACTUAL	BUDGET	USED
413 WATER & SEWER	-12,738,250	.00	-12,738,250.00	-5,556,062.88	.00	-7,182,187.12	43.6%							
41352113 WATER TREATMENT & PUMPING	1,346,619	.00	1,346,619.00	607,505.86	645.00	738,468.14	45.2%							
41352114 TRANSMISSION & DISTRIBUTION	1,181,741	20.00	1,181,761.00	649,786.98	998.00	530,976.02	55.1%							
41352116 CUSTOMER ACCOUNTING & COLL	1,542,523	.00	1,542,523.00	240,044.14	1,846.44	300,632.42	44.6%							
41352117 ADMINISTRATION & GENERAL	474,743	.00	474,743.00	181,083.48	.00	293,659.52	38.1%							
41352211 SEWER COLLECTION (LINES)	1,022,822	.00	1,022,822.00	468,217.84	4,559.60	550,044.56	46.2%							
41352212 SEWER SYS RENOV	358,658	.00	358,658.00	173,378.57	485.50	184,793.93	48.5%							
41352213 SEWER TREATMENT & DISPOSAL	1,334,592	7,982.69	1,342,574.69	445,194.43	19,032.87	878,347.39	34.6%							
41352217 SEWER ADMIN & GENERAL EXP	141,873	.00	141,873.00	55,060.46	.00	76,812.54	45.9%							
41352219 SEWER PRETREATMENT PROGRAM	80,250	.00	80,250.00	37,252.43	.00	42,997.57	46.4%							
TOTAL WATER & SEWER	-6,254,429	8,002.69	-6,246,426.31	-2,688,538.69	27,567.41	-3,585,455.03	42.6%							
TOTAL REVENUES	-12,738,250	.00	-12,738,250.00	-5,556,062.88	.00	-7,182,187.12								
TOTAL EXPENSES	6,483,821	8,002.69	6,491,823.69	2,867,524.19	27,567.41	3,596,732.09								

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENG/REQ	AVAILABLE BUDGET	PCT USED
415 NATURAL GAS	-16,280,000	.00	-16,280,000.00	-4,645,641.55	.00	-11,634,358.45	28.5%
41552411 PURCHASED GAS	12,000,000	.00	12,000,000.00	3,684,785.74	.00	8,315,214.26	30.7%
41552414 TRANSMISSION & DISTRIBUTIO	977,650	5,385.00	983,035.00	599,247.34	5,111.00	378,676.66	61.5%
41552416 CUSTOMER ACCOUNTING	292,638	.00	292,638.00	103,420.79	1,846.44	187,370.77	36.0%
41552417 ADMIN & GENERAL EXP	272,224	1,234.77	273,458.77	109,912.92	1,234.77	162,311.08	40.6%
TOTAL NATURAL GAS	-2,737,488	6,619.77	-2,730,868.23	-148,274.76	8,192.21	-2,590,785.68	5.1%
TOTAL REVENUES	-16,280,000	.00	-16,280,000.00	-4,645,641.55	.00	-11,634,358.45	
TOTAL EXPENSES	13,542,512	6,619.77	13,549,131.77	4,497,366.79	8,192.21	9,043,572.77	

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06										
ACCOUNTS FOR:	ORIGINAL	TRANSACTIONS/	REVISED	YTD ACTUAL	ENC/REQ	AVAILABLE	PCT			
611 WITHERSPOON LOAN FUND	APPROP	ADJUSTMENTS	BUDGET			BUDGET	USED			
611 WITHERSPOON LOAN FUND	0	.00	.00	-3,781.94		3,781.94	100.0%			
TOTAL WITHERSPOON LOAN FUND	0	.00	.00	-3,781.94		3,781.94	100.0%			
TOTAL REVENUES	0	.00	.00	-3,781.94		3,781.94				

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 '06	ACCOUNTS FOR:	ORIGINAL	TRANSFRS/	REVISED	YTD. ACTUAL	ENC/REQ	AVAILABLE	PCT.
612	CEMETERY TRUST FUND	APPROP	ADJUSTMS	BUDGET			BUDGET	USED
612	CEMETERY TRUST FUND	0	.00	.00	-44.08	.00	44.08	100.0%
	TOTAL CEMETERY TRUST FUND	0	.00	.00	-44.08	.00	44.08	100.0%
	TOTAL REVENUES	0	.00	.00	-44.08	.00	44.08	

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06		ORIGINAL APPROP	TRANSERS/ ADJUSTMS	REVISED BUDGET	YTD. ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
-------------	--	--------------------	-----------------------	-------------------	-------------	---------	---------------------	-------------

GRAND TOTAL -16,934,366 41,110.94 -16,893,255.06 -5,658,516.75 119,421.53 -11,354,159.84 32.8%

** END OF REPORT - Generated by Annette Bailey **

City of Gallatin, TN
Capital Line Items by Department
Periods 1 - 6 / FY 2013

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06		ORIGINAL APPROP	TRANSFERS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
ACCOUNTS FOR: 110 GENERAL FUND								
11041310 827	DOWNTOWN LANDSCAPE/TR	3,000	.00	3,000.00	242.50	.00	2,757.50	8.1%
11041310 845	MONUMENT LANDSCAPING	2,586	.00	2,586.00	.00	.00	2,586.00	.0%
11041310 863	STREETSCAPE MISCELLAN	1,000	.00	1,000.00	708.19	.00	291.81	70.8%*
	TOTAL CITY ADMINISTRATION	6,586	.00	6,586.00	950.69	.00	5,635.31	14.4%
OFFICE EQUIPMENT								
11041500 947	OFFICE EQUIPMENT	5,000	.00	5,000.00	.00	.00	5,000.00	.0%
	TOTAL FINANCE	5,000	.00	5,000.00	.00	.00	5,000.00	.0%
COURT SOFTWARE								
11041510 873	COURT SOFTWARE	0	9,290.00	9,290.00	.00	9,290.00	.00	100.0%*
11041510 947	OFFICE EQUIPMENT	4,000	.00	4,000.00	998.22	2,919.48	82.30	97.9%*
	TOTAL CITY RECORDER	4,000	9,290.00	13,290.00	998.22	12,209.48	82.30	99.4%
HARDWARE/SOFTWARE								
11041640 867	HARDWARE/SOFTWARE	300	.00	300.00	.00	.00	300.00	.0%
11041640 871	SERVER REPLACEMENTS &	166,000	.00	166,000.00	159,259.42	3,810.30	2,930.28	98.2%*
11041640 945	NETWORKING EQUIP	0	.00	.00	835.80	.00	-835.80	100.0%*
11041640 947	OFFICE EQUIPMENT	0	.00	.00	971.40	.00	-971.40	100.0%*
	TOTAL INFORMATION TECHNOLOGY	166,300	.00	166,300.00	161,066.62	3,810.30	1,423.08	99.1%
CRK BANK STABI								
11041670 912	18 TOWN CRK BANK STABI	100,000	.00	100,000.00	100,000.00	.00	.00	100.0%*
11041670 923	REPAVING	0	.00	.00	64,123.50	.00	-64,123.50	100.0%*

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013-06

ACCOUNTS FOR: 110 GENERAL FUND	ORIGINAL APPROP	TRANSFERS/ ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
11041670 931 ROADS	300,000	10,000.00	310,000.00	.00	10,000.00	300,000.00	3.2%
11041670 931 1 GATEWAY DRIVE EXTENS	1,888,000	.00	1,888,000.00	341,780.39	.00	1,546,219.61	18.1%
11041670 931 3 NORTH WATER AVENUE	0	7,816.71	7,816.71	204,038.35	4,502.07	-200,723.71	2667.9%*
11041670 931 4 EAST PARK AVENUE	100,000	.00	100,000.00	.00	.00	100,000.00	.0%
11041670 931 5 GREENLEA EXTENSION	1,116,500	.00	1,116,500.00	.00	.00	1,116,500.00	.0%
11041670 931 6 INTERSECTIONS	0	.00	.00	27,093.56	.00	-27,093.56	100.0%*
11041670 931 22 R/R CROSSING AIRPOR	175,000	.00	175,000.00	.00	.00	175,000.00	.0%
11041670 932 SUBDIVISION REGULATIO	0	.00	.00	11,695.00	.00	-11,695.00	100.0%*
11041670 939 8 COMMERCE WAY EXTENSI	0	.00	.00	133,249.61	.00	-133,249.61	100.0%*
11041670 947 OFFICE EQUIPMENT	1,100	.00	1,100.00	.00	.00	1,100.00	.0%
TOTAL ENGINEERING	3,680,600	17,816.71	3,698,416.71	881,980.41	14,502.07	2,801,934.23	24.2%
REVENUE FROM GOVERNMENT BUILDINGS							
11041690 947 OFFICE EQUIPMENT	0	2,566.82	2,566.82	317.05	2,566.82	-317.05	112.4%*
TOTAL PLANNING COMMISSION	0	2,566.82	2,566.82	317.05	2,566.82	-317.05	112.4%
EXPENSE GOVERNMENT BUILDINGS							
11041800 828 CITY HALL RENOVATIONS	10,000	.00	10,000.00	.00	.00	10,000.00	.0%
11041800 939 OTHER IMPROVEMENTS	0	14,653.00	14,653.00	15,366.18	1,776.00	-2,489.18	117.0%*
11041800 942 GEN MACHINERY & EQUIP	10,000	.00	10,000.00	1,814.00	.00	8,186.00	18.1%
11041800 945 COMMUNICATION EQUIP	1,500	.00	1,500.00	.00	.00	1,500.00	.0%
11041800 949 OTHER MACH & EQUIP	2,000	.00	2,000.00	.00	.00	2,000.00	.0%
TOTAL GEN GOVERNMENT BUILDINGS	23,500	14,653.00	38,153.00	17,180.18	1,776.00	19,196.82	49.7%
EXPENSE POLICE DEPARTMENT							
11042110 888 POLICE VEHICLES & ACC	0	4,063.42	4,063.42	4,098.25	.00	-34.83	100.9%*
11042110 889 LAN SYSTEM REPLACEMEN	13,000	.00	13,000.00	2,724.54	9,480.38	795.08	93.9%*
11042110 942 GEN MACHINERY & EQUIP	5,500	.00	5,500.00	.00	.00	5,500.00	.0%
11042110 949 OTHER EQUIPMENT	10,000	.00	10,000.00	7,570.00	2,346.00	84.00	99.2%*
TOTAL POLICE DEPARTMENT	28,500	4,063.42	32,563.42	14,392.79	11,826.38	6,344.25	80.5%
EXPENSE SCUBA & EQUIP FOR AIR							
11042220 903 SCUBA & EQUIP FOR AIR	21,875	.00	21,875.00	.00	.00	21,875.00	.0%

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013_06

ACCOUNTS FOR: I/L0	GENERAL FUND	ORIGINAL APPROP	TRANSFRS/ ADJUSTMS	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
11042220 906	FIREHOSE REPLACEMENT	15,000	.00	15,000.00	.00	.00	15,000.00	.0%
11042220 911	CLASS A UNIFORMS	12,500	.00	12,500.00	.00	.00	12,500.00	.0%
11042220 939	OTHER IMPROVEMENTS	10,000	1,000.00	11,000.00	.00	1,000.00	10,000.00	9.1%
11042220 941	TRANSPORTATION EQUIPM	15,000	.00	15,000.00	.00	.00	15,000.00	.0%
11042220 941	20 BOAT GRANT	250,000	.00	250,000.00	.00	240,852.00	9,148.00	96.3%*
11042220 944	HARDWARE, SOFTWARE, SER	100,000	.00	100,000.00	.00	.00	100,000.00	.0%
11042220 966	TURNOUT GEAR	53,000	.00	53,000.00	.00	.00	53,000.00	.0%
TOTAL FIRE DEPARTMENT		477,375	1,000.00	478,375.00	.00	241,852.00	236,523.00	50.6%
11043000 847 SERVICE CENTER		0	.00	.00	.00	.00	.00	.0%
11043000 847	SERVICE CENTER	50,000	.00	50,000.00	76,667.10	.00	-26,667.10	153.3%*
11043000 865	SIDEWALKS	125,000	6,300.00	131,300.00	935.22	.00	130,364.78	.7%
11043000 868	DRAINAGE PROJECT	0	.00	.00	14,781.95	3,562.50	-18,344.45	100.0%*
11043000 912	SITE DEVELOPMENT	150,000	.00	150,000.00	.00	.00	150,000.00	.0%
11043000 912	21 RICHLAND CIRCLE DRA	50,000	.00	50,000.00	237.11	.00	49,762.89	.5%
11043000 922	OPERATIONAL BLDGS	375,000	6,300.00	381,300.00	92,621.38	3,562.50	285,116.12	25.2%
TOTAL PUBLIC WORKS ADMINISTRAT		375,000	6,300.00	381,300.00	92,621.38	3,562.50	285,116.12	25.2%
11043160 931 ROADS, STREETS, PARKI		0	.00	.00	18.98	.00	-18.98	100.0%*
11043160 931	ROADS, STREETS, PARKI	0	.00	.00	18.98	.00	-18.98	100.0%*
TOTAL STREET LIGHTING & SIGNAL		0	.00	.00	18.98	.00	-18.98	100.0%*
11043170 941 EQUIPMENT		5,500	.00	5,500.00	.00	.00	5,500.00	.0%
11043170 941	EQUIPMENT	5,500	.00	5,500.00	.00	.00	5,500.00	.0%
TOTAL VEHICLE MAINTENANCE		5,500	.00	5,500.00	.00	.00	5,500.00	.0%
11044410 944 HARDWARE, SOFTWARE, SER		1,000	.00	1,000.00	.00	.00	1,000.00	.0%
11044410 944	HARDWARE, SOFTWARE, SER	1,000	.00	1,000.00	.00	.00	1,000.00	.0%

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013-06											
ACCOUNTS FOR GENERAL FUND	ORIGINAL APPROP.	TRANSFERS/ADJUSTM.	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED				
TOTAL LEISURE SERVICE	1,000	.00	1,000.00	.00	.00	1,000.00	.0%				
LEISURE CENTER											
11044420 944 HARDWARE SOFTWARE, SER	1,000	.00	1,000.00	.00	.00	1,000.00	.0%				
11044420 945 FLOOR REFINISHING	15,000	.00	15,000.00	.00	.00	15,000.00	.0%				
11044420 946 FITNESS EQUIPMENT	25,000	.00	25,000.00	.00	.00	25,000.00	.0%				
11044420 949 OTHER MACH & EQUIP	6,000	.00	6,000.00	200.00	.00	5,800.00	3.3%				
TOTAL CIVIC CENTER	47,000	.00	47,000.00	200.00	.00	46,800.00	.4%				
LEISURE COURSE											
11044450 939 OTHER IMPROVEMENTS	70,000	.00	70,000.00	.00	.00	70,000.00	.0%				
11044720 942 GEN MACHINERY & EQUIP	45,000	.00	45,000.00	.00	.00	45,000.00	.0%				
11044450 947 OFFICE EQUIPMENT	0	.00	.00	205.00	.00	-205.00	100.0%*				
TOTAL GOLF COURSE	115,000	.00	115,000.00	205.00	.00	114,795.00	.2%				
LEISURE PARKS											
11044720 922 OPERATIONAL BUDGS	0	74,523.11	74,523.11	72,787.14	3,366.07	-1,630.10	102.2%*				
11044720 942 GEN MACHINERY & EQUIP	30,000	.00	30,000.00	490.00	.00	29,510.00	1.6%				
11044720 945 COMMUNICATION EQUIP	16,000	.00	16,000.00	2,075.00	.00	13,925.00	13.0%				
TOTAL PARKS	46,000	74,523.11	120,523.11	75,352.14	3,366.07	41,804.90	65.3%				
LEISURE TRADE ZONE DE											
11047100 880 FOREIGN TRADE ZONE DE	4,000	.00	4,000.00	.00	.00	4,000.00	.0%				
11047100 900 CAPITAL OUTLAY	0	5,000.00	5,000.00	.00	5,000.00	.00	100.0%*				
TOTAL ECONOMIC COMMUNITY DEVE	4,000	5,000.00	9,000.00	.00	5,000.00	4,000.00	55.6%				
TOTAL GENERAL FUND	4,985,361	135,213.06	5,120,574.06	1,245,283.46	300,471.62	3,574,818.98	30.2%				
TOTAL EXPENSES	4,985,361	135,213.06	5,120,574.06	1,245,283.46	300,471.62	3,574,818.98					

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06		ACCOUNTS FOR:	ORIGINAL	TRANSACTIONS/	REVISED	YTD EXPENDED	ENC/REQ	AVAILABLE	PCT
125	ENVIRONMENTAL SERVICES	125	APPROP	ADJUSTS	BUDGET			BUDGET	USED
12543230	941 TRANSPORTATION EQUIPM	225,000	.00	225,000.00	.00	.00	225,000.00	.0%	
12543230	944 HARDWARE, SOFTWARE, SER	12,000	.00	12,000.00	.00	.00	12,000.00	.0%	
	TOTAL WASTE COLLECTION	237,000	.00	237,000.00	.00	.00	237,000.00	.0%	
	TOTAL ENVIRONMENTAL SERVICES	237,000	.00	237,000.00	.00	.00	237,000.00	.0%	
	TOTAL EXPENSES	237,000	.00	237,000.00	.00	.00	237,000.00	.0%	

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06									
ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFERS/ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED		
311 CAPITAL PROJECTS									
REVENUE ACCOUNTS									
31141100 809 TOWN CREEK GREENWAY	0	1,505,308.48	1,505,308.48	424,669.56	.00	1,080,638.92	28.2%		
31141100 812 DOWNTOWN STREETSCAPE	0	97,145.11	97,145.11	244.07	.00	96,901.04	.3%		
31141100 911 FEMA PROJ 500 STEAM P	0	1,000,000.00	1,000,000.00	778,490.73	.00	221,509.27	77.8%*		
TOTAL CITY ADMIN CAPITAL	0	2,602,453.59	2,602,453.59	1,203,404.36	.00	1,399,049.23	46.2%		
EXPENSE ACCOUNTS									
STREET ENGINEER CAPITAL									
31141670 931 10 CLEAR LAKE MEADOWS	0	115,621.03	115,621.03	34.00	.00	115,587.03	.0%		
31141670 931 11 STONEHEDGE SUB PHAS	0	17,349.16	17,349.16	.00	.00	17,349.16	.0%		
31141670 931 12 STONE COTTAGE VILLA	0	23,435.27	23,435.27	.00	.00	23,435.27	.0%		
31141670 931 13 STRATFORD PARK PHAS	0	96,200.00	96,200.00	.00	.00	96,200.00	.0%		
31141670 939 OTHER IMPROVEMENTS	0	13,508.20	13,508.20	.00	.00	13,508.20	.0%		
TOTAL ENGINEER CAPITAL	0	266,113.66	266,113.66	34.00	.00	266,079.66	.0%		
STATION ENGINEER CAPITAL									
31142220 941 24 AERIAL GRANT STATION 4 ACCRUAL	0	.00	.00	4,500.00	.00	-4,500.00	100.0%*		
TOTAL FIRE CAPITAL	0	322,310.36	322,310.36	4,500.00	.00	322,310.36	.0%		
STATION ENGINEER CAPITAL									
31143000 847 SERVICE CENTER	0	325,894.35	325,894.35	286,961.83	.00	38,932.52	88.1%*		
TOTAL PUBLIC WORKS CAPITAL	0	325,894.35	325,894.35	286,961.83	.00	38,932.52	88.1%		
STATION ENGINEER CAPITAL									
31143160 931 ROADS, STREETS, PARKI	0	204,612.64	204,612.64	192,438.82	.00	12,173.82	94.1%*		

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 '06										
ACCOUNTS FOR:	ORIGINAL	TRANSFERS/	REVISED	YTD EXPENDED	ENC/REQ	AVAILABLE	PCT			
BILL	APPROP	ADJUSTMTS	BUDGET			BUDGET	USED			
CAPITAL PROJECTS										
TOTAL STREET LIGHTS/ SIGNALS C	0	204,612.64	204,612.64	192,438.82	.00	12,173.82	94.1%			
<hr/>										
31158804 931 ROADS, STREETS, PARKI	0	2,432.21	2,432.21	.00	.00	2,432.21	.0%			
TOTAL ARRA #4 STREETScape	0	2,432.21	2,432.21	.00	.00	2,432.21	.0%			
TOTAL CAPITAL PROJECTS	0	3,723,816.81	3,723,816.81	1,687,339.01	.00	2,036,477.80	45.3%			
TOTAL EXPENSES	0	3,723,816.81	3,723,816.81	1,687,339.01	.00	2,036,477.80				

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06										
ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCI USED			
512 2007 G. O. BOND FUND										
ROADS PROJECTS										
31241920 931 ROADS	0	1,190,000.00	1,190,000.00	757,756.34	.00	432,243.66	63.7%*			
TOTAL CAPITAL/SPECIAL PROJECTS	0	1,190,000.00	1,190,000.00	757,756.34	.00	432,243.66	63.7%			
TOTAL 2007 G. O. BOND FUND	0	1,190,000.00	1,190,000.00	757,756.34	.00	432,243.66	63.7%			
TOTAL EXPENSES	0	1,190,000.00	1,190,000.00	757,756.34	.00	432,243.66				

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

F08-2013-06		ORIGINAL APPROP	TRANSFRS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
ACCOUNTS FOR: WATER & SEWER								
41341000	900 CAPITAL OUTLAY	0	.00	.00	27,600.00	.00	-27,600.00	100.0%*
41341000	939 OTHER IMPROVEMENTS	0	2,640.00	2,640.00	3,132.56	2,640.00	-3,132.56	219.4%*
	TOTAL GENERAL GOVERNMENT	0	2,640.00	2,640.00	30,752.56	2,640.00	-30,752.56	1264.9%
TRANSPORTATION & EQUIPMENT								
41352114	934 UTILITY LINES	1,000,000	.00	1,000,000.00	10,000.00	.00	990,000.00	1.0%
41352114	934 14 HALEWOOD LINE REPL	0	.00	.00	188,256.41	.00	-188,256.41	100.0%*
41352114	942 GEN MACHINERY & EQUIP	50,000	9,633.00	59,633.00	.00	9,633.00	50,000.00	16.2%
	TOTAL TRANSMISSION & DISTRIBUT	1,050,000	9,633.00	1,059,633.00	198,256.41	9,633.00	851,743.59	19.6%
ADMINISTRATION & GENERAL								
41352117	941 TRANSPORTATION EQUIPM	90,000	.00	90,000.00	.00	.00	90,000.00	-0%
	TOTAL ADMINISTRATION & GENERAL	90,000	.00	90,000.00	.00	.00	90,000.00	-0%
SEWER COLLECTION								
41352211	934 SEWER IMPROVEMENTS	0	.00	.00	1,668.00	.00	-1,668.00	100.0%*
41352211	934 15 SANITARY FLOW MONIT	0	.00	.00	46,450.00	.00	-46,450.00	100.0%*
41352211	942 GEN MACHINERY & EQUIP	110,000	.00	110,000.00	.00	.00	110,000.00	0%
41352211	972 ENG-ANNEX 08 SEWER 07	240,000	.00	240,000.00	.00	.00	240,000.00	0%
	TOTAL SEWER COLLECTION (LINES)	350,000	.00	350,000.00	48,118.00	.00	301,882.00	13.7%
WOODVALE PUMP STATION								
41352212	934 16 WOODVALE PUMP ST, F	0	.00	.00	810,741.66	.00	-810,741.66	100.0%*
	TOTAL SEWER SYS REHAB	0	.00	.00	810,741.66	.00	-810,741.66	100.0%

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 '06										
ACCOUNTS FOR:	ORIGINAL	TRANSFRS/	REVISED	YTD	ENC/REQ	AVAILABLE	PCT			
413 WATER & SEWER	APPROP	ADJUSTMTS	BUDGET	EXPENDED		BUDGET	USED			
41352213 922 OPERATIONAL BLDGS	0	.00	.00	59,451.00	.00	-59,451.00	100.0%*			
TOTAL SEWER TREATMENT & DISPOS	0	.00	.00	59,451.00	.00	-59,451.00	100.0%			
TOTAL WATER & SEWER	1,490,000	12,273.00	1,502,273.00	1,147,319.63	12,273.00	342,680.37	77.2%			
TOTAL EXPENSES	1,490,000	12,273.00	1,502,273.00	1,147,319.63	12,273.00	342,680.37				

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 '06		ORIGINAL APPROP	TRANSFERS/ADJUSTM	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
ACCOUNTS FOR:								
415	NATURAL GAS							
41541000 900 CAPITAL OUTLAY								
		0	.00	.00	5,116.95	.00	-5,116.95	100.00%
TOTAL GENERAL GOVERNMENT								
		0	.00	.00	5,116.95	.00	-5,116.95	100.00%
41552414 934 UTILITY LINES								
41552414	934 19 DRAINAGE. UTIL LINE	1,000,000	.00	1,000,000.00	276,004.26	.00	723,995.74	27.6%
41552414	941 EQUIPMENT	0	.00	.00	187,422.18	101,481.50	-288,903.68	100.00%
41552414	942 GEN MACHINERY & EQUIP	320,000	.00	320,000.00	.00	.00	320,000.00	.0%
41552414	942 GEN MACHINERY & EQUIP	50,000	.00	50,000.00	.00	.00	50,000.00	.0%
TOTAL TRANSMISSION & DISTRIBUT								
		1,370,000	.00	1,370,000.00	463,426.44	101,481.50	805,092.06	41.2%
41552417 922 OPERATIONAL BLDGS								
41552417	931 ROADS	0	.00	.00	285,331.29	.00	-285,331.29	100.00%
41552417	931 ROADS	0	51,950.00	51,950.00	51,950.00	.00	.00	100.00%
TOTAL ADMIN & GENERAL EXP								
		0	51,950.00	51,950.00	337,281.29	.00	-285,331.29	649.2%
TOTAL NATURAL GAS								
		1,370,000	51,950.00	1,421,950.00	805,824.68	101,481.50	514,643.82	63.8%
TOTAL EXPENSES								
		1,370,000	51,950.00	1,421,950.00	805,824.68	101,481.50	514,643.82	

City of Gallatin Live Database

YEAR TO-DATE BUDGET REPORT

FOR 2013 06

	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	8,082,361	5,113,252.87	13,195,613.87	5,643,523.12	414,226.12	7,137,864.63	45.9%

** END OF REPORT - Generated by Annette Bailey **

GALLATIN DEPARTMENT OF ELECTRICITY

P.O. BOX 1555 • 135 JONES STREET
GALLATIN, TENNESSEE 37066
(615) 452-5152 • FAX (615) 452-6060
www.gallatinelectric.com



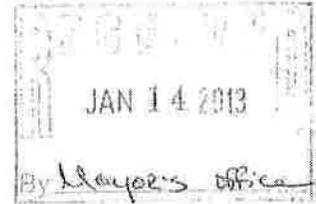
**REGULAR MEETING OF
ELECTRIC POWER BOARD**

ON

JANUARY 16, 2013

11:30 A.M.

**AT
DEPARTMENT OF ELECTRICITY
135 JONES STREET
GALLATIN, TN 37066**



AGENDA

1. Consideration for approval of minutes of previous meeting
2. Consideration for approval of bills for payment
3. Uncollectible accounts presented for write off
4. Monthly Financial Statement
5. Superintendent's Report

POWER DISTRIBUTORS

O.M.B.NO. 3316-0001

TVA 4171 (FIN-1-92)

MONTHLY REPORT TO TVA

APPROVAL EXPIRES 11-30-2004

NAME OF REPORTING ORGANIZATION Gallatin Department of Electricity		FOR MONTH AND YEAR DECEMBER 2012		PAGE 1
--	--	-------------------------------------	--	--------

BALANCE SHEET

ASSETS AND OTHER DEBITS			ITEM NO	AMOUNT	LIABILITIES AND OTHER CREDITS			ITEM NO	AMOUNT
UTILITY PLANT					CAPITAL				
Electric Plant	1	38,224,060.72			Membership certificates	30			
Less Depreciation	2	15,873,229.03			EARNINGS REINVESTED IN SYSTEM ASSETS				
Total	3	22,350,831.69			Beginning of year	33	28,964,377.80		
Unamortized acq. adj.	4	1,204,151.28			Current year to date	34	127,624.94		
Other utility plant - net	5				Total	35	29,092,002.74		
Total Plant - net	6	23,554,982.97			LONG-TERM DEBT				
OTHER PROPERTY AND INVESTMENTS					OTHER NON-CURRENT LIABILITIES				
Nonutility property - net	7				Postretirement Benefits	39.2			
Other investments	8	31,532.47			Energy Service Loans - Advances	42	489,243.59		
Sinking funds	9				Energy Service Loans - Other	43			
Depreciation funds	10	2,318,075.80			Total	44	489,243.59		
Other special funds	12	2,707,716.88			CURRENT AND ACCRUED LIABILITIES				
Total	13	5,057,325.15			TVA notes payable	45.1			
CURRENT AND ACCRUED ASSETS					DEFERRED DEBITS				
General cash and temporary cash investments	14	5,895,256.56			Debt expense	20			
Accounts receivable	15	4,216,447.97			Preliminary survey	21			
Materials and supplies	16	731,945.61			Clearing accounts	22	9,069.66		
Prepayments	17	178,127.05			Energy Service Loans receivables	24	482,261.75		
Other current assets	18	1,400,999.34			Deferred costs on TVA Leases	25			
Total	19	12,422,776.53			Other deferred debits	26	26,003.19		
TOTAL ASSETS AND OTHER DEBITS					TOTAL LIABILITIES AND OTHER CREDITS				
				28	41,552,419.25				
				58	41,552,419.25				

() Indicates red figures

CFC or CoBank Investments included in Item No. 8

Construction work in progress included in Item No. 1

Construction fund included in Item No. 12

Total miles of distribution lines

Total miles of transmission lines

Footnotes:

POWER DISTRIBUTORS

O.M.B.NO. 3316-0001

TVA 4171 (FIN-1-92)

MONTHLY REPORT TO TVA

APPROVAL EXPIRES 11-30-2004

NAME OF REPORTING ORGANIZATION		FOR MONTH AND YEAR		PAGE 2
Gallatin Department of Electricity		DECEMBER	2012	
REVENUE AND EXPENSE SHEET				
REVENUE AND EXPENSE STATEMENT	ITEM NO	THIS MONTH	YEAR TO DATE	
OPERATING REVENUE				
Electric sales revenue (page 7, item 332)	59	4,700,893.55	32,892,259.60	
Revenue from late payments	60	15,788.48	114,432.05	
Misc. service revenue	61	17,335.00	128,411.45	
Rent from electric property	62	24,955.38	149,437.23	
Other electric revenue	63			
Total operating revenue	64	4,758,972.41	33,284,540.33	
PURCHASED POWER				
Total power cost (page 7, item 342)	65	4,422,311.57	30,581,092.83	
OPERATING EXPENSE				
Transmission expense	66			
Distribution expense	67	62,141.18	412,373.39	
Customer accounts expense	68	47,030.19	303,973.87	
Customer service and informational expense	69		183.78	
Sales expense	70	2,083.33	26,921.24	
Administrative and general expense	71	70,194.53	408,891.15	
Operating expense	72	181,449.23	1,152,343.43	
MAINTENANCE EXPENSE				
Transmission expense	73			
Distribution expense	74	60,091.65	392,032.29	
Administrative and general expense	75			
Maintenance expense	76	60,091.65	392,032.29	
OTHER OPERATING EXPENSE				
Depreciation expense	77	105,043.77	626,085.67	
Amortization of acquisition adjustment	78	15,998.42	94,828.56	
Taxes and tax equivalents	79	58,849.30	361,869.41	
Other operating expense	80	179,891.49	1,082,783.64	
TOTAL OPERATING EXPENSE AND PURCHASE POWER	81	4,843,743.94	33,208,252.19	
INCOME				
Operating income (item 64, less item 81)	82	(84,771.53)	76,288.14	
Other income	83	7,926.75	52,186.92	
Total income	84	(76,844.78)	128,475.06	
Miscellaneous income deductions	85		282.73	
Net Income before debt expense	86	(76,844.78)	128,192.33	
DEBT EXPENSE				
Interest on long-term debt - RUS	87			
Interest on long-term debt - CFC	88			
Interest on long-term debt - CoBank	89			
Interest on long-term debt - other	90.1			
Interest - TVA	90.2			
Other interest expense	92	95.56	567.39	
Amortization of debt discount and expense	93			
Amortization of premium on debt - credit	94			
Total debt expense	95	95.56	567.39	
NET INCOME				
Income before extraordinary items (item 86, less item 95)	96	(76,940.34)	127,624.94	
Extraordinary items	97			
Net Income	98	(76,940.34)	127,624.94	

POWER DISTRIBUTORS

O.M.B.NO. 3316-0001

TVA 4171 (FIN-1-92)

MONTHLY REPORT TO TVA

APPROVAL EXPIRES 11-30-2004

NAME OF REPORTING ORGANIZATION Gallatin Department of Electricity				FOR MONTH AND YEAR DECEMBER 2012		PAGE 3	
STATISTICAL DATA							
CLASS OF SERVICE	ITEM NO	REVENUE		ITEM NO	KILOWATT-HOURS SOLD		
		THIS MONTH	YEAR TO DATE		THIS MONTH	YEAR TO DATE	
Residential.....	100	1,377,112.48	9,219,498.56	107	14,784,327	102,401,202	
Gen. Power - 50 kW & under.....	101	286,065.35	1,987,611.94	108	2,715,792	19,606,317	
Gen. Power - Over 50 kW.....	102	2,992,307.68	21,409,776.68	109	34,891,833	257,554,945	
Street and athletic.....	103	29,552.80	179,537.44	110	329,505	2,063,412	
Outdoor lighting.....	104	15,855.24	95,834.98	111	137,382	828,671	
Subtotal.....	330	4,700,893.55	32,892,259.60				
Unbilled revenue*.....	331						
Total (page 2, item 59).....	332	4,700,893.55	32,892,259.60	335	52,858,839	382,454,547	
				113	30,946	172,359	
				114	52,889,785	382,626,906	
				336			
Kilowatt-hours for own use.....							
Total kilowatt-hours sold and used.....							
Kilowatt-hours in unbilled revenue (items 331) above*.....							
PURCHASED POWER							
TVA	ITEM NO	AMOUNT		ITEM NO	KILOWATT-HOURS PURCHASED		
		THIS MONTH	YEAR TO DATE		THIS MONTH	YEAR TO DATE	
Purchased Power.....	115	4,419,732.05	30,568,195.23	119	58,623,296	399,772,605	
Facilities Rental.....	116	2,579.52	12,897.60				
Other Charges/Credits.....	117						
Total from TVA.....	118	4,422,311.57	30,581,092.83	122	58,623,296	399,772,605	
Other Purchased Power*.....	218			222			
Subtotal.....	340	4,422,311.57	30,581,092.83				
Unbilled Purchases*.....	341						
Total (page 2, item 65).....	342	4,422,311.57	30,581,092.83	345	58,623,296	399,772,605	
				123	52,889,785	382,626,906	
				124	5,733,511	17,145,699	
				125	9.78	4.29	
				127	7.544	7.650	
				346			
Kilowatt-hours in unbilled purchases (Item 341) above*.....							
**Purchased other power under contract number TV- _____ from _____							
CUSTOMER DATA				LONG-TERM DEBT			
CLASS OF SERVICE	THIS MONTH	SAME MONTH LAST YEAR	CHANGE THIS MONTH	AMOUNT			
				Long-term debt last report (item 41).....	AMOUNT		
Residential.....	13,485	13,262		Add new long-term debt this month (page 3).....			
Gen. Power - 50 kW & under.....	2,106	2,054		Total.....			
Gen. Power - Over 50 kW.....	367	367		Less reductions this month (page 3).....			
Street and athletic.....	53	54		Long-term debt this month (item 41).....			
Outdoor Lighting - Excl. Code 77.....	30	33					
Total.....	16,041	15,770					
Outdoor Lighting - Code 77.....	913	933					
OPERATING RATIO				THIS MONTH	YEAR TO DATE		
Item 81 minus item 80 divided by item 64 equals				98.00%	96.52%		
Footnotes:							
SIGNED	Casey Byrd	TITLE	Accountant	DATE PREPARED	01/11/2013		
*Item numbers 331, 336, 341, and 346 are to be filled in only if distributor chooses the option to estimate the unbilled electric sales.							

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: CITY ATTORNEY

AGENDA # 11

SUBJECT:

BROWN'S TIRES (f/k/a Oakley's Grocery)

SUMMARY:

In 2012, the City undertook - with the assistance of a state grant - the remediation of the fire hazard/public nuisance at the corner of West Eastland and Blythe Street. The end result is that the property is now vacant. Because the City has liens against the property - both directly and indirectly through the state - the property owner is interested in determining whether the City has an interest in acquiring the property.

RECOMMENDATION:

For discussion purposes.

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: City Attorney

AGENDA # 12

SUBJECT:

Adopt Roadway Lighting Guide for the City of Gallatin

SUMMARY:

The City of Gallatin, specifically our office, receives phone calls each year from citizens asking the City to install street lights in areas that have little to no lighting. The City needs a comprehensive guide, or policy in order to determine the necessity of the requested lighting.

You can see the approximate costs associated with installation of street lights on the sheet attached.

The City absorbs the electricity of the light that is installed.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

February 6, 2013

INFORMATION ON GALLATIN STREET LIGHT SYSTEM

Street lights in Gallatin are installed and maintained for the City by the Gallatin Department of Electricity on a more or less break-even basis. The monthly charge to the City from GDE consists of a charge for actual energy used and an investment charge.

The investment charge is the total investment of the street light system multiplied by a percent. The current rate is 8%. This rate is reviewed annually and adjusted so that revenues from the City to GDE will have a break-even effect. Some of the things involved in calculating the rate are: lamp renewals, operation and maintenance, taxes and equivalents, depreciation and interest. These cost are offset by any profit received by GDE from the sale of street light energy. The net difference divided by the total investment equals the investment rate.

Some items of interest concerning street lights are:

Total investment as of 6/30/12	.....	\$789,385
Annual energy cost	.....	\$206,747
Annual investment cost	.....	\$ 63,151
Current installed cost of pole & 100' wire	.....	\$ 381.61
Current installed cost of 250 HPS	.....	\$ 232.34
Current installed cost of 100 HPS	.....	\$ 132.17
Annual energy cost /250 HPS	.....	\$ 80.57
Annual energy cost/100 HPS	.....	\$ 32.23
Annual energy cost/175 MV	.....	\$ 53.72
Annual energy cost/150 HPS	.....	\$ 48.34
Number of 250 HPS street lights	.....	1,584
Number of 100 HPS street lights	.....	1,336
Number of 175 MV street lights	.....	306
Number of 150 HPS street lights	.....	406

GDE's current two standard street light fixtures are the 250 watt High Pressure Sodium and the 100 watt HPS. Lights are installed on existing poles, where possible, and all wires are run overhead. This is the most economical street light system available. The 150-watt sodium lights are decorative lights that have been installed by developers.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: City Attorney

AGENDA # 13

SUBJECT:

Appropriate money for decorative light base from accident on April 22, 2012.

SUMMARY:

There was an accident on April 22, 2012. The accident caused damage to a decorative light base at N. Water and E. Broadway. The motorist is unknown, making any subrogation impossible. Gallatin Electric submitted an invoice to our office around January 24, 2013 for the repairs. See attached invoice from Gallatin Electric Company.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01301-3

ORDINANCE APPROPRIATING \$926.25 FOR DAMAGE TO A DECORATIVE
LIGHT BASE AT N. WATER & E. BROADWAY

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$926.25 is hereby appropriated from the Undesignated Fund Balance of the General Fund for repairs to a decorative light base damaged by an accident on April 22, 2012. The funds will be payable to Gallatin Electric Department.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect on final passage, the public welfare requiring such.

PASSED FIRST READING: _____.

PASSED SECOND READING: _____.

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

JOE THOMPSON, CITY ATTORNEY

Gallatin Department of Electricity

**P.O. Box 1555
135 Jones Street
Gallatin, TN 37066
Phone: 615-452-5152
Fax: 615-452-6060**

January 15, 2013

City of Gallatin
132 West Main Street
Gallatin, TN 37066

RE: Decorative light base @ N. Water & E. Broadway damaged on April 22, 2012.

Cost to replace decorative light base @ N. Water & E. Broadway:

Payroll (including all applicable OH)	\$ 553.93
Transportation	25.32
Material	<u>347.40</u>
Total	\$ 926.25

Sent by Casey Byrd
@ Gallatin Electric

Invoice for lit to
run on 4-22-2012.
to replace decorative
light base..

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: City Attorney

AGENDA # 14

SUBJECT:

Enclosed are various charter changes received by this office from councilpersons. Two of the proposals have no specific language and actual language will be dependent on City Council decision.

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

Charter Amendment #1 – Term Limits

Purpose: The purpose of this amendment is to impose term limits on all elected officials within the City of Gallatin. It limits officeholders to two terms each.

Location: Article III, Section 17 (new)

No person elected and qualified to the office of mayor, recorder, district alderman, or alderman-at-large shall be eligible for the succeeding term in the same office if such person has served more than one-half of a four (4) year term and a consecutive complete four (4) year term in that particular office.

Optional provision: A “grandfather clause” could be inserted which reads: *This limitation on the number of terms shall apply to terms of office beginning on or after January 1, 20__.*

Charter Amendment #2 – Limitations on Dual Office Holding

Purpose: Permit members of the Gallatin City Council to:

1. Hold other public offices such as county commissioner, state legislator, etc.
2. Allow city council members to remain members of the city council if they choose to run for the office of Mayor, Recorder, or a different council seat.

Location: Article III, Section 1 (amendment of clause)

Article III, Section 1 of the Charter for the City of Gallatin, Tennessee is hereby amended by deleting from the first paragraph of said section the following sentence in its entirety:

No person shall be eligible to the office of the Mayor and Alderman who is employed by the City of Gallatin, or who holds any other public office, except that of Notary Public, and should the Mayor or any Alderman accept employment with the City of Gallatin or accept any other public office, his or her seat on the City Council shall thereafter become vacant.

and replacing it with the following:

No person shall be eligible to the office of the Mayor who is employed by the City of Gallatin, or who holds any other public office, except that of Notary Public, and should the Mayor or Recorder accept employment with the City of Gallatin or accept any other public office, that seat shall thereafter become vacant.

Charter Amendment #3 – Residency Requirements

Purpose: The purpose of this amendment is to repeal the residency requirement for the Superintendents of Public Works and Public Utilities.

Location: Article III, Section 2 (amendment of clause)

Article III, Section 2 of the Charter for the City of Gallatin, Tennessee is hereby amended by deleting from the second paragraph of said section the following sentence in its entirety:

The fire chief, police chief, superintendent of public utilities, and superintendent of public works shall be required to maintain their residence either within the corporate limits or within two (2) miles of the corporate limits, but in no event outside the boundaries of Sumner County, Tennessee; provided, however, that this residency requirement does not apply until ninety (90) days after their appointment.

and replacing it with the following:

The fire chief and police chief shall be required to maintain their residence either within the corporate limits or within two (2) miles of the corporate limits, but in no event outside the boundaries of Sumner County, Tennessee; provided, however, that this residency requirement does not apply until ninety (90) days after their appointment.

Charter Amendment #4 – Rainy Day Fund

Purpose: The purpose of this amendment is to establish a “rainy day” fund requiring a 2/3 vote of the City Council prior to expenditures therefrom.

Location: Article II, Section 1(22) (new subsection)

Article I, Section 1 of the Charter for the City of Gallatin, Tennessee is hereby amended by adding a new subsection (22) which shall read as follows:

(22) *Rainy Day Fund.* The City Council shall have power to establish a “rainy day” fund in such amounts as it deems appropriate, but in no event less than _____. Notwithstanding any provision in Article III, Section 15 of this Charter to the contrary, expenditures from the rainy day fund shall require the affirmative vote of members of the City Council.

Charter Amendment #5 – Reorganization of Recorder's Office

Purpose: The purpose of this amendment is to reorganize the Recorder's Office and to devolve to other departments the current duties of that office.

Location: Article VII and throughout where reference is made

Actual language of amendment to be based upon city council deliberation and policy decision.

Charter Amendment #6 – Creation of Director of Information Technology

Purpose: The purpose of this amendment is to create a new department level position responsible for oversight of the city's information technology systems.

Location: Article XIV (new)

Actual language of amendment to be based upon city council deliberation and policy decision.

Charter Amendment #7 – Termination of Officers

Purpose: Modifies current termination procedure.

Location: Article III, Section 2 (amendment)

Article III, Section 2 of the Charter for the City of Gallatin, Tennessee is hereby amended by deleting the following paragraphs of said section in their entirety:

The aforementioned persons shall be appointed by a majority vote of the councilmembers present, and shall serve at the will of the council. They shall receive such salaries as the council may from time to time designate.

Any officer may be terminated by a minimum of five (5) votes of the council, including the mayor. Said termination may be with or without cause. Any termination without cause may include severance pay equal to three (3) months salary. No officer shall be terminated until all members of city council have served a minimum of three (3) months.

and replacing it with the following:

The aforementioned persons shall be appointed by a majority vote of the councilmembers present, and shall serve at the will of the City. They shall receive such salaries as the council may from time to time designate.

Any officer appointed hereunder may be terminated by the Mayor with or without cause. The officer may request that the City Council overturn the action of the Mayor at the next regular meeting after the termination. The City Council may, but is not required, to entertain the officer's appeal. In order to overturn the Mayor's decision to terminate the officer, the affirmative vote of five (5) members of the City Council shall be required. Any termination without cause may include severance pay equal to three (3) months salary. No officer shall be terminated until all members of city council have served a minimum of three (3) months.

Charter Amendment #8 – Requirement of Majority Vote for Elective Office

Purpose: Requires the successful candidate for each municipal office to receive a majority of the votes cast, rather than a plurality of votes as currently required. Provides for a run-off election of two candidates receiving highest number of votes if no candidate receives a majority in general election.

Location: Article III, Section 1 (amendment)

Article III, Section 1 of the Charter for the City of Gallatin, Tennessee is hereby amended by deleting from the fourth paragraph of said section the following sentence in its entirety:

The Election Commissioners shall deliver certificates of election to each of said persons so receiving the highest number of votes, and the said certificates shall entitle the persons holding them to be inducted into office.

and replacing it with the following:

In the general election those qualified persons who receive a majority of the votes cast for mayor, recorder or alderman shall be elected to their respective offices.

If no candidate shall receive a majority of all the votes cast for the office of mayor, recorder or alderman, a runoff election shall be held with respect to such unfilled office or offices. In the runoff election only the names of the two (2) candidates who received the highest number of votes cast for such office which failed to be filled at the general election shall be placed on the official ballot or voting machine.

Charter Amendment #9 – Elimination of At Large Council Districts

Purpose: Requires all seven members of the city council to represent a district.

Location: Article III, Section 1 (amendment)

Article III, Section 1 of the Charter for the City of Gallatin, Tennessee is hereby amended by deleting from the first paragraph of said section the following sentence in its entirety:

The governing body of the City of Gallatin shall be known as the City Council and shall be composed of seven (7) Aldermen; five (5) of such Aldermen shall be elected from five (5) districts by the registered voters of each such district, and the remaining two (2) Aldermen shall be elected from the City at-large by the registered voters of the entire City.

and replacing it with the following:

The governing body of the City of Gallatin shall be known as the City Council and shall be composed of seven (7) Aldermen, elected from seven (7) districts by the registered voters of each such district.

Article III, Section 1 of the Charter for the City of Gallatin, Tennessee is hereby amended by deleting from the last sentence of the first paragraph of said section the following phrase:

or an Alderman elected at-large.

Charter Amendment #10 – Provides Health Insurance Coverage for City Council
Members

Purpose: Provides group health insurance coverage to members of City Council on same terms and conditions as full-time employees of City.

Location: Article III, Section 5 (amendment)

Article III, Section 5 of the Charter for the City of Gallatin, Tennessee is hereby amended by adding the following sentence:

In addition, members of the City Council shall be provided coverage under the City's group health insurance plan. For purposes of premium allocation, City Council members shall be treated as full time employees of the City.

Charter Amendment #11 – Conflict of Interest Prohibition

Purpose: Prohibits an elected official from being an employee, member, officer, or director of any agency that receives funding from the City pursuant to T.C.A. § 6-54-111.

Location: Article III, Section 18 (new)

No official popularly elected under the provisions of this Charter shall serve as an employee, member, officer, or director of any agency that receives funding from the City pursuant to T.C.A. § 6-54-111.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

February 12, 2013

DEPARTMENT: Public Works

AGENDA # 15

SUBJECT:

Sidewalk Improvements on Foster between Methodist & Presbyterian Churches

SUMMARY:

Update will be provided at the meeting.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: