CITY OF GALLATIN
COUNCIL MEETING

March 19, 2013 **6:00 pm** **Dr. J. Deotha Malone Council Chambers**

- Call to Order – Mayor Jo Ann Graves
- Opening Prayer
- Pledge of Allegiance – Councilman Hayes
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: March 5, 2013
- Public Recognition on Agenda Related Items
- Mayor's Comments

AGENDA

1. **Second Reading – Ordinance No. O13Ø2-7** awarding bid and authorizing funds for Rankin Branch Sewer Interceptor, Phase II, Contract "112" **(Councilwoman Brackenbury)**
2. **Second Reading – Ordinance No. O13Ø2-9** appropriating funds for archiving of electronic communications **(Councilwoman Kemp)**
3. **Second Reading – Ordinance No. O13Ø3-10** appropriating funds in the amount of $35,441.66 to the Sumner County School fund **(Councilman Overton)**
4. **First Reading – Ordinance No. O13Ø2-8** amending Zoning Ordinance of the City of Gallatin, Tennessee by amending Agricultural Residential (A) Zone District to Specific Plan (SP) Zone District – John B. Garrott, ETAL, owner(s) – 14.45 (+/-) acres – S.B.E. Tax map #140//parcels 031.00, 032.00 and 034.00 – located at 420A and 420B Odoms Bend Road **(Councilman Camp)**
5. **Resolution No. R1303-14** to accept the donation of property located on Enterprise Drive **(Councilman Hayes)**
6. **Dangerous Building Show Cause Notice – 332 North Wilmore (Joe Thompson, City Attorney)**

- Other Business
- Public Recognition on Non-Agenda-Related Items
- Adjourn

City of Gallatin
City Council Meeting

March 5, 2013

The Gallatin City Council met in regular session on Tuesday, March 5, 2013 in the Dr. J. Deotha Malone Council Chambers in Gallatin City Hall. Mayor Jo Ann Graves called the meeting to order at 6:00 P.M. The opening prayer was led by Councilman Ed Mayberry and the Pledge of Allegiance was led by Councilman Steve Camp.

City Recorder Connie Kittrell called the roll and the following were present:

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:

Rachel Nichols, Finance/IT Director
Nick Tuttle, City Engineer
Dave Crawford, Personnel Official
Don Bandy, Police Chief
Billy Crook, Fire Chief
David Gregory, Public Utilities Director
Connie Kittrell, City Recorder/City Judge
David Brown, Leisure Services Director
Ronnie Stiles, Public Works Director
Joe Thompson, City Attorney
Rosemary Bates, Special Projects Director
Ann Whiteside, Mayor's Office
Katherine Schoch, Asst. Dir. Codes/Planning
James Fenton, EDA
News Examiner Reporter
Gallatin Paper Reporter

Approval of Minutes

Mayor Graves presented the minutes of the February 19, 2013 Council Meeting for approval. Councilman Overton made motion to approve; Councilman Camp seconded. Motion carried as amended with 7 ayes and 0 nays.

Public Recognition on Agenda Related Items

Mayor opened public recognition on agenda related items.

With no one wishing to speak, Mayor Graves closed public recognition on agenda related items.

Mayor's Comments

- Mayor Graves made a special presentation to the Gallatin Fire Department Clown Troop. The Clown Troop received the State "Fire Educator of the Year Award" and Mayor Graves presented them a plaque recognizing their efforts.

- Mayor Graves recognized 12 year old Tyler Edwards for his efforts to bring full access to medications in schools for persons with severe food allergies. Mayor read the proclamation and congratulated Tyler.

- Mayor stated the Ribbon Cutting for the second section of our Town Creek Greenway will be tomorrow, March 6 at 2:00 P.M. Mayor thanked Boy Scout Garrett Dilbeck for dedicating his Eagle Scout Project to the City of Gallatin to enhance the Greenway.

- Mayor announced the Nashville Ballet will be performing Davis and the Little Dancers free at the Gallatin Palace Theater on Friday, March 15, 2013 at 7:00 P.M. sponsored by the Gallatin Arts Council.

- Mayor announced that the Farmers Market will open April 6, 2013 on Saturday 7:00 A.M. – 2:00 P.M. and Wednesdays 3:00 P.M. – 6:00 P.M.

- Mayor reminded everyone that this weekend begins Daylight Savings time and to spring forward.

Agenda

1. Ordinance #O1301-3 Second Reading

Councilman Mayberry presented this ordinance appropriating $926.25 for damage to a decorative light base at North Water Avenue and East Broadway.

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

2. Ordinance #O1302-4 – Second Reading

Vice Mayor Alexander presented this ordinance appropriating funds from surplus property sales.

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

3. **Ordinance #O1302-6 Second Reading**

Councilwoman Kemp presented this ordinance transferring slope easement to RCTENN, LLC.

Councilwoman Kemp made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.

4. **Ordinance #O1302-7 – First Reading**

Councilwoman Brackenbury presented this ordinance awarding bid and authorizing funds for Rankin Branch Sewer Interceptor, Phase II, Contract "112".

Councilwoman Brackenbury made motion to approve; Councilman Mayberry seconded. Motion carried with 7 ayes and 0 nays.

5. **Ordinance #O1302-9 – First Reading**

Councilwoman Kemp presented this ordinance appropriating funds for archiving of electronic communications.

Councilwoman Kemp made motion to approve; Vice Mayor Alexander seconded. Motion carried with 6 ayes and Councilman Overton voting nay.

6. **Ordinance #O1303-10 – First Reading**

Councilman Overton presented this ordinance appropriating funds in the amount of $35,441.66 to the Sumner County School fund.

Councilman Overton made motion to approve; Councilman Mayberry seconded. Motion carried with 7 ayes and 0 nays.

7. **Resolution #R1302-9**

Councilman Camp presented this resolution approving consultant selection policy for City of Gallatin projects funded in whole or part with Federal Highway Administration Funds.

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

8. **Resolution #R1303-10**

Councilman Hayes presented this resolution setting compensation for temporary assignment of additional duties.

Councilman Hayes made motion to approve; Councilwoman Kemp seconded.

Council discussed.

Mayor Graves passed out information on previous compensation back to 2005.

Vice Mayor Alexander suggested setting a policy or procedure.

Mayor Graves requested Personnel Official Dave Crawford and City Attorney Joe Thompson present a policy for future reference.

Discussion continued.

Councilman Camp made motion to defer to next work session; Councilman Overton seconded. Motion failed with Councilman Camp and Councilman Overton voting aye; Vice Mayor Alexander, Councilman Mayberry, Councilwoman Kemp, Councilwoman Brackenbury and Councilman Hayes voting nay.

Council continued to discuss.

Mayor called for the vote. Motion carried with 6 ayes and Councilman Overton voting nay.

9. **Resolution #R1303-11**

Councilman Mayberry presented this resolution providing compensation for temporary assignment of additional duties in 2011.

Councilman Mayberry made motion to approve; Councilwoman Kemp seconded.

Council discussed minutes and audio from October 18, 2011 Council Meeting.

Mayor called for the vote. Motion carried with 6 ayes and Councilman Overton voting nay.

10. **Dangerous Building Show Cause Notice – 332 North Wilmore**

Mayor stated this is deferred for two weeks.

Other Business

Mayor called for other business.

- Councilman Overton reminded everyone of the Gallatin Chamber of Commerce Gala this Friday night, March 8th at the Epic Center.

- Councilman Mayberry requested an update report on the computer servers, capacity, capabilities, fire walls and costs from Finance/IT Director Rachel Nichols.

- Councilman Overton requested review of operating budgets first and capital requests later.

- Mayor Graves presented Resolution #R1303-12 honoring and naming the new 109 Bridge after Walter T. Durham, Gallatin businessman and Tennessee's state historian.

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

- Mayor provided the proposed six meeting budget hearings schedule to council.

  Mayor explained the process and stated the budget hearings include:

  Operating
  Capital
  Community Enhancement Requests
  COLA for employees
  Reclassification/New Employee Requests

  Mayor requested council review the department heads' operating and capital budgets at the same time.

  Councilman Mayberry requested a copy of the departments budgets before the hearings begin.

  Personnel Official Dave Crawford stated he's expecting information from Columbia and Morristown on their pay studies for comparison.

- City Attorney Joe Thompson requested Mayor Graves recess the meeting to discuss pending litigation and council to come back into session after the meeting.

  At this time, Mayor Graves recessed the meeting at 7:03 P.M.

  Council returned and Mayor Graves called the meeting back to order at 7:24 P.M.

- Mayor presented Resolution #R1303-13.

Councilwoman Kemp made motion to approve; Councilman Camp seconded. Motion carried with 6 ayes and Councilman Overton abstained.

With no other business to discuss, Mayor closed other business.

Public Recognition on Non-Agenda Related Items

Mayor Graves called for public recognition on non-agenda related items.

Joe Debord, 1007 Hart Street spoke about his concerns:

Drop-off in real estate taxes
Council discussions of purchasing the Brown's Tire property and the possibility of providing an area for truck parking
Mayor's survey to include more city information
Cities extra expense for the right-of-way acquisitions for Albert Gallatin Bridge

With no one else wishing to speak, Mayor closed public recognition.

Adjourn

There being no other business to discuss, the meeting was adjourned.

_____

Mayor Jo Ann Graves

ORDINANCE NO. O13Ø2-7

ORDINANCE AWARDING BID AND AUTHORIZING FUNDS FOR RANKIN BRANCH SEWER INTERCEPTOR, PHASE II, CONTRACT "112"

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the bid for the Rankin Branch Interceptor Sewer pursuant to plans and specifications under Contract "112", 2013 submitted by Cleary Construction, Inc. in the amount of $1,324,233.05 is hereby accepted and awarded.

BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE, that the total funds in the amount of $1,520,000.00 for said sewer line additions are authorized and appropriated from water/sewer reserves.

BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE, that the Mayor and Superintendent of Public Utilities are hereby authorized to execute all necessary contracts and agreements for said sewer line project.

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

PASSED FIRST READING: March 5, 2013

PASSED SECOND READING: _____, 2013

_____
MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

_____
JOE THOMPSON, CITY ATTORNEY

JAMES C. HAILEY & COMPANY

Consulting Engineers

7518 Highway 70 South
Suite 100
Nashville, Tennessee 37221-1849
Telephone: 615-883-4933
Fax: 615-883-4937

JAMES C. HAILEY, P.E.
NEAL WESTERMAN, P.E.

ROBERT L. RAMSEY, P.E.
JAMES W. GARRETT, P.E.
ANTHONY L. PELHAM, P.E.
MATTHEW R. TUCKER, P.E.
MICHAEL N. GREEN, E.I.T.

February 13, 2013

Mr. David Gregory
City of Gallatin
Department of Public Utilities
239 Hancock Street
Gallatin, TN 37066

RE: Contract 112
Rankin Branch Sewer Interceptor – Phase II

Dear Mr. Gregory:

On February 12, 2013 bids were received for the above-referenced project. A tabulation of bids is attached displaying the bids for each contractor for Contract 112.

All bids were sealed with proper documentation, and no irregularities were apparent at the bid opening. Based on our evaluation, we recommend that the City of Gallatin award the **Contract 112** – to **Cleary Construction, Inc.** in the amount of ***$1,324.233.05.*** Also enclosed are a preliminary project budget and a Notice of Award to be signed by the Mayor.

If you have any questions or if we can be of assistance, please let us know.

Sincerely,

JAMES C. HAILEY & COMPANY
Consulting Engineers

James C. Hailey

Enclosures

JCH Proj No. 10162

CITY OF GALLATIN

CONTRACT 112 - RANKIN BRANCH INTERCEPTOR: PHASE II

PROPOSED PROJECT COST SUMMARY

February 13, 2013

	BUDGET
CONSTRUCTION COST	$ 1,324,233.05
CONSTRUCTION MANAGEMENT/ENGINEERING	$ 42,000.00
SITE SURVEYS, PERMITS, TDEC FEES, ETC.	$ 16,500.00
INSPECTION	$ 78,600.00
PROJECT CONTINGENCY	$ 58,666.95
TOTAL ESTIMATED PROJECT COST	$ 1,520,000.00

NOTICE OF AWARD

TO: Cleary Construction, Inc.
2006 Edmonton Road
Tompkinsville, KY 42167

PROJECT DESCRIPTION: CONTRACT 112 – RANKIN BRANCH SEWER INTERCEPTOR – PHASE II

The **OWNER** has considered the **BID** submitted by you for the above-described **WORK** in response to its Advertisement to Bid dated January 2013, and Information for Bidders.

You are required by the Information for Bidders to execute the Agreement and furnish the required **CONTRACTOR'S** Performance and Payment Bond within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said bonds within ten (10) days from the date of this Notice, said **OWNER** will be entitled to consider all your rights arising out of the **OWNER'S** acceptance of your **BID** as abandoned and as a forfeiture of your Bid Bond. The **OWNER** will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this **NOTICE OF AWARD** to the **OWNER**.

Dated this _____ day of _____, 2013.

City of Gallatin
OWNER

BY _____

Title Mayor

ACCEPTANCE OF NOTICE

Receipt of the above **NOTICE OF AWARD** is hereby acknowledged

By Cleary Construction, Inc.

this the _____ day of _____, 2013

By _____

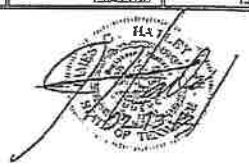
Title President

BID TABULATION
CITY OF GALLATIN
CONTRACT 112 - Rankin Branch Sewer Interceptor - Phase II
BID DATE: 02/12/13
JCH PROJECT NO: 10146

JAMES C. HAILEY & COMPANY
Consulting Engineers
7518 Hwy. 70 So., Ste. 100
Nashville, TN 37214
www.jchailey.com

BID SECURITY			BID BOND		BID BOND		BID BOND		BID BOND		BID BOND		BID BOND		BID BOND	
BIDDER AND ADDRESS			CLEARY CONST. CO. 2006 Edmonton Rd Tompkinsville KY 42167		W & G CONST. 150 Conservation Rd. Livingston TN 38570		GARNEY CONST. 200 Crutchfield Ave Nashville TN 37210		MOORE CONST. CO 1641 Wilma Rudolph Blvd. Clarksville TN 37040		SCOTT & RITTER PO Box 749 Bowling Green KY 42102		JENCO CONST. PO Box 37 Ben Aqua TN 37025		PARCHMAN CONST. 695 Hwy 149 E Cumberland City TN 37050		NORRIS BROS. 1007 Rudgers Rd Crossville TN 38572	
ITEM	QUAN.	UNIT DESCRIPTION	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	49	L.F. FURNISH & INSTALL 8" PVC SEWER PIPE @ 0'- 6' DEEP	75.00	3,675.00	85.00	4,165.00	40.00	1,960.00	53.00	2,597.00	64.00	3,136.00	52.00	2,548.00	95.65	4,686.85	70.00	3,430.00
2	172	L.F. FURNISH & INSTALL 8" PVC SEWER PIPE @ 6'- 8' DEEP	75.00	12,900.00	90.00	15,480.00	43.00	7,396.00	54.00	9,288.00	65.00	11,180.00	52.00	8,944.00	98.00	16,856.00	85.00	14,620.00
3	56	L.F. FURNISH & INSTALL 8" PVC SEWER PIPE @ 8'-10' DEEP	75.00	4,200.00	95.00	5,320.00	51.00	2,856.00	56.00	3,136.00	66.00	3,696.00	60.00	3,360.00	100.00	5,600.00	95.00	5,320.00
4	34	L.F. FURNISH & INSTALL 8" PVC SEWER PIPE @ 10'-12' DEEP	75.00	2,550.00	100.00	3,400.00	53.00	1,802.00	59.00	2,006.00	67.00	2,278.00	60.00	2,040.00	106.00	3,604.00	105.00	3,570.00
5	74	L.F. FURNISH & INSTALL 8" PVC SEWER PIPE @ 0'- 6' DEEP	103.00	7,622.00	130.00	9,620.00	78.00	5,772.00	89.00	6,586.00	128.00	9,472.00	88.25	6,530.50	130.00	9,620.00	85.00	6,290.00
6	309.82	L.F. FURNISH & INSTALL 21" PVC SEWER PIPE @ 6'- 8' DEEP	103.00	31,911.46	135.00	41,825.70	81.00	25,095.42	90.00	27,883.80	130.00	40,276.60	88.26	27,344.71	130.00	40,276.60	95.00	29,432.90
7	1,471.50	L.F. FURNISH & INSTALL 21" PVC SEWER PIPE @ 8'- 10' DEEP	103.00	151,564.50	140.00	206,010.00	89.00	130,963.50	100.00	147,150.00	132.00	194,238.00	87.50	128,756.25	130.00	191,295.00	146.00	214,839.00
8	2,555.70	L.F. FURNISH & INSTALL 21" PVC SEWER PIPE @ 10'- 12' DEEP	103.00	263,297.10	145.00	370,576.50	91.00	232,568.70	120.00	306,684.00	134.00	342,463.80	89.00	227,457.30	135.00	345,019.50	146.00	373,132.20
9	978.04	L.F. FURNISH & INSTALL 21" PVC SEWER PIPE @ 12'- 14' DEEP	103.00	100,738.12	150.00	146,706.00	100.00	97,804.00	127.00	124,211.08	136.00	133,013.44	92.00	89,979.68	145.00	141,815.80	115.00	112,474.60
10	275.29	L.F. FURNISH & INSTALL 21" PVC SEWER PIPE @ 14'- 16' DEEP	103.00	28,354.87	170.00	46,799.30	105.00	28,905.45	138.00	37,990.02	138.00	37,990.02	92.00	25,326.68	156.00	42,945.24	135.00	37,164.15
11	5	EA. FURNISH & INSTALL STD. 4' DIA. MANHOLES	2,200.00	11,000.00	1,500.00	7,500.00	4,000.00	20,000.00	2,500.00	12,500.00	2,240.00	11,200.00	2,500.00	12,500.00	2,800.00	14,000.00	2,800.00	14,000.00
12	20	V.F. FURNISH & INSTALL EXTRA 4' MANHOLE DEPTH (OVER 8')	200.00	4,000.00	115.00	2,300.00	230.00	4,600.00	221.00	4,420.00	136.00	2,720.00	135.00	2,700.00	175.00	3,500.00	285.00	5,700.00
13	26	EA. FURNISH & INSTALL STD. 5' DIA. MANHOLES	3,000.00	78,000.00	3,200.00	83,200.00	6,000.00	156,000.00	3,050.00	79,300.00	3,035.00	80,310.00	3,550.00	92,300.00	3,825.00	99,450.00	3,200.00	83,200.00
14	135.5	V.F. FURNISH & INSTALL EXTRA 5' MANHOLE DEPTH (OVER 8')	260.00	35,230.00	260.00	35,230.00	300.00	40,650.00	260.00	35,230.00	196.00	26,558.00	176.00	23,848.00	265.00	35,907.50	315.00	42,682.50
15	1	EA. FURNISH & INSTALL MANHOLE VENT ASSEMBLY	3,300.00	3,300.00	2,700.00	2,700.00	4,000.00	4,000.00	4,648.00	4,648.00	5,275.00	5,275.00	6,000.00	6,000.00	4,450.00	4,450.00	2,000.00	2,000.00
16	9	EA. FURNISH & INSTALL MANHOLE WATERTIGHT FRAME & COVER	650.00	5,850.00	800.00	7,200.00	600.00	5,400.00	610.00	5,490.00	350.00	3,150.00	875.00	7,875.00	915.00	8,235.00	350.00	3,150.00
17	50	TN. FURNISH & INSTALL CRUSHED STONE	25.00	1,250.00	22.00	1,100.00	21.00	1,050.00	35.00	1,750.00	19.90	995.00	35.00	1,750.00	23.50	1,175.00	18.00	900.00
18	100	S.Y. FURNISH & INSTALL PAVEMENT REPLACEMENT	40.00	4,000.00	36.00	3,600.00	75.00	7,500.00	69.00	6,900.00	66.00	6,600.00	48.50	4,850.00	75.00	7,500.00	27.00	2,700.00
19	5	S.Y. FURNISH & INSTALL CLASS "A" CONCRETE SURFACE REPLACEMENT	60.00	300.00	110.00	550.00	100.00	500.00	59.00	295.00	45.00	225.00	175.00	875.00	115.00	575.00	27.00	135.00
20	10	C.Y. FURNISH & INSTALL CLASS "B" CONCRETE	125.00	1,250.00	132.00	1,320.00	70.00	700.00	147.00	1,470.00	150.00	1,500.00	150.00	1,500.00	150.00	1,500.00	110.00	1,100.00
21	10	C.Y. FURNISH & INSTALL FLOWABLE FILL CONCRETE	100.00	1,000.00	110.00	1,100.00	65.00	650.00	100.00	1,000.00	117.50	1,175.00	125.00	1,250.00	132.00	1,320.00	135.00	1,350.00
22	50	C.Y. FURNISH & INSTALL EXTRA DEPTH EXCAVATION	50.00	2,500.00	22.00	1,100.00	80.00	4,000.00	40.00	2,000.00	2.00	100.00	25.00	1,250.00	11.50	575.00	50.00	2,500.00
23	1	LUMP SUM BID ITEM NO. 1 L.S. CONNECT TO EXISTING, FURNISH & INSTALL 30" D.I. PIPE LINE "A" STA. 0+00 TO STA 0+58.70 COMPLETE	25,000.00	25,000.00	23,000.00	23,000.00	20,026.93	20,026.93	19,200.00	19,200.00	26,000.00	26,000.00	85,000.00	85,000.00	21,000.00	21,000.00	38,000.00	38,000.00
24	1	LUMP SUM BID ITEM NO. 2 L.S. FURNISH & INSTALL 30" BLACK STEEL CASING AND 20" D.I. PIPE LINE "A" STA. 36+62.32 TO STA 39+21.66 COMPLETE	130,000.00	130,000.00	59,000.00	59,000.00	160,000.00	160,000.00	144,300.00	144,300.00	132,000.00	132,000.00	165,000.00	165,000.00	131,300.00	131,300.00	116,703.00	116,703.00
25	1	LUMP SUM BID ITEM NO. 3 L.S. FURNISH & INSTALL 30" BLACK STEEL CASING AND 20" D.I. PIPE LINE "A" STA. 59+16.33 TO STA 60+72.21 COMPLETE	105,000.00	105,000.00	40,000.00	40,000.00	107,000.00	107,000.00	94,200.00	94,200.00	83,000.00	83,000.00	125,000.00	125,000.00	93,100.00	93,100.00	69,246.00	69,246.00
26	1	LUMP SUM BID ITEM NO. 4 L.S. FURNISH & INSTALL 20" D.I.PIPE AND SPACERS THRU EXISTING CASING AND LINE "A" STA. 60+72.21 TO STA 64+39.09 COMPLETE AS SHOWN & DETAILED ON SHEET 6	70,000.00	70,000.00	82,000.00	82,000.00	82,000.00	82,000.00	94,100.00	94,100.00	57,000.00	57,000.00	85,000.00	85,000.00	85,100.00	85,100.00	165,096.00	165,096.00
27	1	LUMP SUM BID ITEM NO. 5 L.S. FURNISH & INSTALL 14" BLACK STEEL CASING AND 8" D.I. PIPE LINE "B" STA. 1+75 TO STA 4+06.25 COMPLETE	62,000.00	62,000.00	26,000.00	26,000.00	76,000.00	76,000.00	78,500.00	78,500.00	65,000.00	65,000.00	100,800.00	100,800.00	74,650.00	74,650.00	50,877.20	50,877.20
28	1	SUM BID ITEM NO. 6 L.S. FURNISH & INSTALL 14" BLACK LUMP STEEL CASING AND 8" D.I. PIPE LINE "C" STA. 1+36 TO STA 3+42.15 COMPLETE	60,000.00	60,000.00	34,000.00	34,000.00	72,000.00	72,000.00	67,600.00	67,600.00	61,000.00	61,000.00	95,200.00	95,800.00	68,800.00	68,800.00	45,353.00	45,353.00
29	1	SUM BID ITEM NO. 7 L.S. FURNISH & INSTALL 20" BLACK LUMP STEEL CASING AND 12" D.I. PIPE LINE "D" STA. 0+00 TO STA 2+56 COMPLETE	70,000.00	70,000.00	41,000.00	41,000.00	76,000.00	76,000.00	71,700.00	71,700.00	73,000.00	73,000.00	80,000.00	80,000.00	100,000.00	100,000.00	115,200.00	115,200.00
30	5,975	L.F. MAINLINE CLEAN-UP	8.00	47,800.00	8.00	47,800.00	8.00	47,800.00	8.00	47,800.00	8.00	47,800.00	8.00	47,800.00	8.00	47,800.00	8.00	47,800.00
		TOTAL BASE BID		1,324,233.05		1,339,602.50		1,421,000.00		1,439,934.90		1,462,253.86		1,471,465.12		1,601,656.40		1,607,965.55

I, James C. Hailey Jr., certify that the above Bid Tabulation reflects the actual Bids submitted with errors corrected for Contract 112 - Rankin Branch Sewer Interceptor - Phase II



CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 26, 2013

DEPARTMENT: **Utilities** **AGENDA # 6**

SUBJECT:
Ordinance #O1302-7 Rankin Branch Interceptor- Phase II

SUMMARY:
Authorize Funds and award bid for Contract "112" - Rankin Branch Sewer Interceptor-Phase II

RECOMMENDATION:

ATTACHMENT:

☐ Resolution	☒ Correspondence	☒ Bid Tabulation
☒ Ordinance	☐ Contract	☒ Other

Approved ☒
Rejected ☐
Deferred ☐

Notes:
Project cost summary

ORDINANCE NO. O13Ø2-9

ORDINANCE APPROPRIATING FUNDS FOR
ARCHIVING AND LOGGING OF ELECTRONIC COMMUNICATIONS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that a sum not to exceed $50,000 is hereby appropriated from the General fund reserve to 11041640-947, Information Technologies Office Equipment, for the purchase of hardware and software to log and archive all electronic communications as per retention requirements, and,

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: March 5, 2013.

PASSED SECOND READING:

_____
MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

_____
JOE THOMPSON, CITY ATTORNEY

DESCRIPTION OF RECORD	RETENTION PERIOD	LEGAL AUTHORITY/RATIONALE
I-6. Contracts. Contracts between the city and other contractors.	Retain 7 years after termination of contract.	Based on statute of limitations for breach of contract plus 1 year, T.C.A. § 28-3-109.
I-7. Contracts, Construction. Contracts between the departments and contractors for construction work, showing name of contractor, date, building specifications, and amount of consideration.	Retain 7 years or until expiration of guarantees. If no guarantees are involved, retain 7 years after completion or contract.	Based on statute of limitations for actions for breach of contract plus 1 year, T.C.A. § 28-3-109.
I-8. Correspondence Files. Correspondence with citizens and government officials regarding policy and procedures or program administration.	Generally retain based upon subject matter or 5 years, whichever is longer, but appraise for continuing administrative usefulness or historical value (See "E-mail" below.)	Maintain for reasonable period of time in case of continued action related to the correspondence
I-8A. E-mail • Spam and other e-mails that will not be relevant to any litigation.	• May be discarded immediately.	• No requirement for retention
• E-mails relative to contracts	• Retain 7 years or until expiration of guarantees.	• Based on statute of limitations for breach of contract plus 1 year, T.C.A. § 28-3-109.
• E-mails that might be relevant to tort litigation.	• Retain 2 years.	• Based on statute of limitation for tort action plus 1 year.
• E-mails relative to personnel status of employees	• Retain 5 years.	• Various statutes of limitations and requirements in differing statutes.
•	• Retain based upon subject matter (see other provisions in the retention schedule) or 5 years, whichever is longer, but appraise for continuing usefulness or historical value.	• Maintain for reasonable time in case of continued action.
I-9. Deeds for City Properties, Copies of. Copies of warranty deeds.	Destroy when obsolete or when purpose of retention has been served.	Working papers as defined in T.C.A. § 10-7-301(14). Filed permanently with the county register of deeds

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

2/26/2013

DEPARTMENT: Finance/I. T. **AGENDA #**

SUBJECT:
Appropriate funds for purchase of hardware and software to log and archive electronic communications

SUMMARY:
Record retention policies require correspondence files be retained a minimum of 5 years. Recent events have shown that we have inadequate resources to comply with retention policies as related to electronic correspondences (emails). Because we are required to retain 5 years of correspondences, we need a large-capacity storage unit, in addition to the software that performs the logging and archiving task.

RECOMMENDATION:
approval

ATTACHMENT:

- ☐ Resolution
- ☐ Ordinance
- ☐ Correspondence
- ☐ Contract
- ☐ Bid Tabulation
- ☐ Other

- Approved ☒
- Rejected ☐
- Deferred ☐

Notes:

ORDINANCE NO. O13Ø3-10

ORDINANCE APPROPRIATING FUNDS IN THE AMOUNT OF $35,441.66 TO THE SUMNER COUNTY SCHOOL FUND

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to T. C. A. Section 57-4-301, that the sum of $35,441.66 is hereby appropriated from the general fund for one-half (1/2) of the fifteen percent (15%) tax on liquor sold for consumption in the City of Gallatin, to the Sumner County School Fund.

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

PASSED FIRST READING: March 5, 2013.

PASSED SECOND READING:

_____
MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

_____
JOE THOMPSON, CITY ATTORNEY

ORDINANCE NO. O13Ø2-8

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL RESIDENTIAL (A) ZONE DISTRICT TO SPECIFIC PLAN (SP) ZONE DISTRICT – JOHN B. GARROTT, ETAL, OWNER(S) – 14.45 (+/-) ACRES – S.B.E. TAX MAP #149//PARCELS 031.00, 032.00, AND 034.00 –LOCATED AT 420A AND 420B ODOMS BEND ROAD

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2013-10, attached hereto as Exhibit A; 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 the recommendations of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A and imposes those recommendations as conditions to this rezoning; and
2. That based upon recommendation of approval by the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property defined and described in Exhibit B, Garrott Brothers Continuous Mix Preliminary Master Development Plan, attached hereto, shall be amended from the regular zoning district of Agricultural Residential (A) zone district to the regular zoning district of Specific Plan (SP) zone district, and the Garrott Brothers Continuous Mix Preliminary Master Development Plan is hereby approved.
3. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning changes herein made.

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:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

GMRPC Resolution No. 2013-10

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. O13Ø2-8 TO THE GALLATIN CITY COUNCIL - ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL RESIDENTIAL (A) ZONE DISTRICT TO SPECIFIC PLAN (SP) ZONE DISTRICT – JOHN B. GARROTT, ETAL, OWNER(S) – 14.45 (+/-) ACRES – S.B.E. TAX MAP #149//PARCELS 031.00, 032.00, AND 034.00 – LOCATED AT 420A AND 420B ODOMS BEND ROAD – PC0095-13

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, Rogers Engineering Group, at its regular meeting on February 25, 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. This zoning amendment 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 is 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 change to the detriment of the general public.

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

1. The Planning Commission approve the proposed architectural elevations as submitted. The applicant shall submit final architectural elevations of the proposed building as part of the Final Master Development Plan for Planning Commission approval.
2. The Planning Commission approve the proposed landscaping plan as submitted. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.

EXHIBIT A

3. The applicant shall submit a detailed sign package as part of the Final Master Development Plan for review and approval by the Planning Commission. A sign permit is required prior to the installation of any signage on site.
4. The applicant shall add Parcel 31.00 to the Bulk Regulations title.
5. The applicant shall correct Maximum Building Height in the Bulk Regulations from 80 feet to 45 feet.
6. The applicant shall correct the Minimum Building Setback (collector) to Minimum Building Setback Line in the Bulk Regulations.
7. The applicant shall correct the Minimum Building/Structure Setback along Residential to Minimum Building/Structure Setback along Residential Districts.
8. The applicant shall the proposed uses in the Site Data: ready mix concrete plant-cement and/or concrete plant; sand and pea gravel offloading and hauling; transport and warehousing.
9. The applicant shall change Extensive Manufacturing to Commercial for the sand and pea gravel offloading and hauling; transport and warehousing in the Site Data.
10. The applicant shall add the following note to the plan: "The applicant shall submit a Final Master Development Plan to the Planning Commission for review and approval for the portion of the development pertaining to the process of crushing non-hazardous material (steel slag) within three (3) months from approval of rezoning request and Preliminary Master Development Plan by City Council".
11. The applicant shall correct the zoning for TVA Steam Plant in the Surrounding Property Uses to Agriculture (A) zone district.
12. The applicant shall correct and label the location of the monument sign to be 15 feet from the property line/right-of-way.
13. The applicant shall remove the label 'Signage on Wall' from the 10' High Gravel/Sand Bins.
14. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
15. The applicant shall submit four (14) corrected copies of the Preliminary Master Development Plan Documents to the Codes/Planning Department by Friday, March 1, 2013; 8 a.m.

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: 02/25/2013

EXHIBIT A

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 4
2/25/13 GMRPC MEETING

Public Comment
Applicant requests approval of a Preliminary Master Development Plan to rezone 14.35 (+/-) acres from Agricultural (A) to Specific Plan District (SP) for the Garrott Brothers Continuous Mix Development located at 420A and 420B Odoms Bend Road. (PC0095-13)

Attachment 4-1	**Garrott Brothers Continuous Mix Development PMDP**
Attachment 4-2	**Ordinance O13Ø2-8**
Attachment 4-3	**Rezoning Request letter from Richard M. Jones dated February 14, 2013**
Attachment 4-4	**Response letter from Richard M. Jones dated February 14, 2013**
Attachment 4-5	**Photograph of Concrete Ready Mix Plant**
Attachment 4-6	**Architectural Elevation - Breakroom/Restroom Building**

ANALYSIS
The applicant is requesting approval of a Preliminary Master Development Plan to rezone 14.35 acres (+/-) from Agricultural (A) to SP Specific Plan District (SP) for the Garrott Brothers Continuous Mix Development. The property is located at 420A and 420B Odoms Bend Road and is currently zoned Agricultural (A). The property is located outside the city limits of Gallatin, but located in the Gallatin Planning Region and Urban Growth Boundary. A portion of the property is located in Zone AE which is a special flood hazard area.

The applicant brought forth the rezoning request to the Planning Commission Work Session on February 11, 2013. Originally the applicant requested the property to be rezoned to an Industrial General (IG) zone district. Through discussion with the Planning Commission, the applicant and Staff agreed that the proposed activities and uses for this property would be better suited under a Specific Plan (SP) zone district, which requires the approval of a Preliminary Master Development Plan.

Background
The existing site consists of three (3) tax map and parcels incorporated into the two (2) tracts of land for the proposed development. The northern tract located along Odoms Bend Road consists of Parcel 34.00 where the proposed concrete ready mix plant will be located. The northern tract is primarily vacant except for the two (2) small old truck/parts storage areas and an access road from Odoms Bend Road, which it leads to the United States Corps of Engineer (USCOE) property located along Old Hickory Lake and the southeastern tract.

The southeastern tract is located along Old Hickory Lake adjacent to the east of the (USCOE) property and consists of Parcel 31.00 and Parcel 32.00. Parcel 32.00 is the Anderson Cemetery and no development is to occur within that area. Parcel 31.00 consists of storage piles for sand or pea gravel which would be unloaded from a dock located on (USCOE) property to a conveyor system leading to the storage piles. On Parcel 31.00 the Uniserve Corporation has an existing operation for the process of crushing non-hazardous materials (steel slag) and piles of steel are located on site. An addition unloading dock is located along Old Hickory Lake near this operation on the USCOE property.

EXHIBIT A

The owner of the property is requesting a rezoning in order to construct a concrete ready mix plant on the northern tract. The other purpose of this rezoning request is to bring an existing, legal non-conforming use, including the offloading and hauling operation of sand and pea gravel on portion of the southeastern tract, into compliance with the Gallatin Zoning Ordinance. The use classification for the sand and pea gravel offload and haul is transport and warehousing.

Also the applicant would like to bring the existing, non-conforming use of crushing non-hazardous materials (steel slag) into compliance with the Gallatin Zoning Ordinance. It is important to note that this particular use is currently considered a zoning violation because there is no approved site plan for this use on this property. The use classification for the process of crushing non-hazardous materials (steel slag) is steel works (other than those listed).

Specific Plan District (SP)

- The Specific Plan District (SP) was adopted as a new zone district by the City Council in May 2011 and is intended to be an alternative zoning process that permits any land uses, mixture of land uses, and alternative development standards, as may be required to address the unique characteristics of an individual property through a comprehensive site specific zoning plan.
- The SP zone district regulations require that a site specific zoning plan be designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, structures, utilities, access, transit, parking, and streets collectively avoid monotony, promote variety, and yield a context sensitive development.
- The site specific zoning plan must also comply with the building, fire and life safety codes adopted by the City of Gallatin and can be applied to any property in the city and planning region.
- The proposed uses, bulk regulations, site design, landscaping and architectural standards for each SP zone district are established as part of the approval of the Preliminary Master Development Plan for the development.

Gallatin on the Move 2020 General Development and Transportation Plan

The *Gallatin on the Move 2020 General Development and Transportation Plan* identifies the Garrott Brothers Continuous Mix property on the Community Character Area Map as being located in the Rural Community Character Area adjacent to the Steam Plant Special Character Area. The Plan describes the Steam Plant as a district or area that presently does not fit or is envisioned fitting into the other categories and having singular characteristics not likely to be replicated elsewhere in the community. Much of this character area is currently undeveloped, except for the Steam Plant, and presents a unique opportunity for industrial growth adjacent to existing agricultural area while preventing adverse impacts to natural resources and surrounding population.

The proposed primary land uses applicable for the Steam Plant area are transportation, communication and utilities and the applicable zone districts are Industrial Restrictive (IR) and Industrial General (IG). The Specific Plan (SP) zoning designation will enable the property to be developed as an industrial site with specific uses and site regulations to prevent adverse impacts to natural resources, including Old Hickory Lake, and other surrounding properties.

Proposed Specific Plan (SP) Zoning

The Garrott Brothers Continuous Mix Development is envisioned to be an industrial site development that will have a limited amount of land uses approved as part of the zoning plan, including commercial and industrial. The proposed activities and uses are as follows:

EXHIBIT A

Northern Tract:

- Parcel 34.00 - The proposed industrial activity for this portion of the development is Extensive Manufacturing Activity with a proposed use of Cement and/or Concrete Plant.

Southeastern Tract:

- Portion of Parcel 31.00 – The proposed commercial activity for this portion of the development is Commercial with a proposed use of Transport and Warehousing.
- Portion of Parcel 31.00 – The proposed industrial activity for this portion of the development is Extensive Manufacturing with a proposed use of Steel Works (other than those listed) - process of crushing non-hazardous materials (steel slag).
- Parcel 32.00 – No activity or use has been identified on the PMDP for this portion of the development.

The applicant has submitted the Preliminary Master Development Plan (PMDP) documents as required by Gallatin Zoning Ordinance Section 07.09.040, Specific Plan District. The PMDP establish the uses, bulk regulations, site design, landscaping and architectural standards for the entire development.

Preliminary and Final Master Development Plan Process

The review and approval process are outlined in Section 07.09.040 of the Gallatin Zoning Ordinance. In addition, any modifications or revisions of the Master Development Plan are outlined in Section 07.09.04.C and procedures to amend a Preliminary Master Development Plan or Final Master Development Plan are outlined in Section 07.09.040.E. The Planning Commission will review the proposed PMDP and rezoning request and make a recommendation to the City Council.

Use Standards and Bulk Regulations

The applicant has worked with Staff to review and develop the proposed uses as well as the site and development standards as necessary for the Garrott Brothers Continuous Mix Development to operate on this property. The proposed bulk regulations and standards are based on the Industrial General (IG) zone district with some modifications. The permitted uses and bulk regulations for the development are outlined in the PMDP and rezoning exhibit. Development regulations and performance standards not addressed in the PMDP and will be governed by the Zoning Ordinance.

Architectural Design Standards

To ensure a consistent design standard throughout the development stone, brick and/or concrete split-face block materials shall be used as the predominant exterior façade materials. This standard is set forth for the principle building and accessory structures. Concrete stacked blocks may be used for earthen material storage areas that require screening. Metal siding may be used for structures that are attached to the processing or manufacturing equipment. To ensure a consistent color standard throughout the development, earth tone colors shall be used as the predominant exterior façade colors for the principle building and accessory structures. Architectural design standards not addressed in the PMDP will be governed by the Zoning Ordinance. The applicant has submitted a photograph of the proposed machinery and architectural elevations of the proposed Breakroom/Restroom Building; please refer to Attachments 4-5 and 4-6. Staff is comfortable with the conceptual photograph and architectural elevations as submitted since they meet the requirements for a SP zone district. The applicant shall submit final architectural elevations of the

EXHIBIT A

proposed building as part of the Final Master Development Plan for Planning Commission approval.

Landscape Design Standards
The bufferyards and screening provisions for the SP zone district are to improve, enhance, and safeguard the physical appearance of the development. The sustainability of the natural surrounding the development is important in preventing adverse impacts to the natural resources and the surrounding population. The existing mature trees and vegetation shall be saved and utilized as much as possible in the required bufferyards. A Type 50 Bufferyard is required along all residential districts and a Type 25 Bufferyard is required along the collector street (Odoms Bend Road). Areas of the development that do not utilize existing mature trees and vegetation, bufferyards, interior landscaping and parking area screening requirements shall follow the Performance Standards governed by the Zoning Ordinance. Staff is comfortable with the conceptual landscaping plan as submitted since it meets the requirements of the SP zone district. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.

Free Standing and Wall Mounted Sign Standards
It is important that the free standing and wall mounted signs for this development are aesthetically pleasing since they will impact the surrounding agricultural properties. One (1) free standing sign shall be permitted along the public right-of-way for the development whether the development has a single or multiple occupants. The face of any one (1) sign shall be less than or equal to one (1) square foot per one (1) linear foot of street frontage, but in no case shall a sign exceed one hundred (100) square feet. The free standing sign shall have a height limit of six (6) feet.

In the development, whether the development has a single or multiple occupant(s), each independent business or use having an outside public entrance may have a wall mounted signage in an amount to one (1) square foot per one (1) linear foot of front face of the business. In no case shall signage for any one (1) façade be greater than one hundred twenty (120) square feet.

The applicant shall submit a detailed sign package as part of the Final Master Development Plan for review and approval by the Planning Commission. A sign permit is required prior to the installation of any signage on site.

Utility Districts
The property is currently being serviced by the following utility owners. The electrical service is provided by Cumberland Electric Membership Corporation, the water service is provided by Castilian Springs-Bethpage Utility District. Road maintenance is provided by the Sumner County Highway Department. The property has a private sanitary sewer septic system and no natural gas service is available to site.

Engineering Division Comments
The applicant has satisfactorily addressed the Engineering Division review comments. The applicant has submitted a Traffic Impact Study to the Engineering Division and it is currently under review.

Other Departmental Review Comments
The applicant has satisfactorily addressed the other departmental review comments.

EXHIBIT A

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the rezoning request and Preliminary Master Development Plan for the Garrott Brothers Continuous Mix Development to City Council with the following conditions:

1. The Planning Commission approve the proposed architectural elevations as submitted. The applicant shall submit final architectural elevations of the proposed building as part of the Final Master Development Plan for Planning Commission approval.
2. The Planning Commission approve the proposed landscaping plan as submitted. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.
3. The applicant shall submit a detailed sign package as part of the Final Master Development Plan for review and approval by the Planning Commission. A sign permit is required prior to the installation of any signage on site.
4. The applicant shall add Parcel 31.00 to the Bulk Regulations title.
5. The applicant shall correct Maximum Building Height in the Bulk Regulations from 80 feet to 45 feet.
6. The applicant shall correct the Minimum Building Setback (collector) to Minimum Building Setback Line in the Bulk Regulations.
7. The applicant shall correct the Minimum Building/Structure Setback along Residential to Minimum Building/Structure Setback along Residential Districts.
8. The applicant shall the proposed uses in the Site Data: ready mix concrete plant-cement and/or concrete plant; sand and pea gravel offloading and hauling; transport and warehousing.
9. The applicant shall change Extensive Manufacturing to Commercial for the sand and pea gravel offloading and hauling; transport and warehousing in the Site Data.
10. The applicant shall add the following note to the plan: "The applicant shall submit a Final Master Development Plan to the Planning Commission for review and approval for the portion of the development pertaining to the process of crushing non-hazardous material (steel slag) within three (3) months from approval of rezoning request and Preliminary Master Development Plan by City Council".
11. The applicant shall correct the zoning for TVA Steam Plant in the Surrounding Property Uses to Agriculture (A) zone district.
12. The applicant shall correct and label the location of the monument sign to be 15 feet from the property line/right-of-way.
13. The applicant shall remove the label 'Signage on Wall' from the 10' High Gravel/Sand Bins.
14. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
15. The applicant shall submit four (14) corrected copies of the Preliminary Master Development Plan Documents to the Codes/Planning Department by Friday, March 1, 2013; 8 a.m.

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Project Comments

Meeting Date: 02/25/2013
RE: GARROTT BROTHERS CONTINUOUS MIX, Rezoning without PMDP
Reference #: PC0095-13

Department of Public Utilities
Review Date: 02/04/2013
1. No sanitary sewer available to this site.
2. Site is in Castalian Springs/Bethpage Utility District area for water service.

Planning Department
Review Date:
Codes/Planning Department Project Manager: Robert Kalisz
Review Date: 2/8/2103

1. Remove Sheet 3 of 3.
2. Remove General notes pertaining to development of site.
3. Remove project description and edit site history by removing line about concrete plnat between 2000-2001.
4. Add parcel 32.00 (Anderson Cemetery) in general notes, site data table, and site layout.
5. Add, move, or remove any information concerning bulk regulations in site data table.
6. Correct utilities owners as note.
7. Show and label all existing structures, storage areas, operations, docks, etc. and enhance these areas on the rezoning exhibit.
8. Show and label setbacks, yards, and bufferyards on rezoning exhibit.
9. Refer parcel 32.00 (Anderson Cemetery) as part of Garrott Bros. ownership.
10. Remove proposed use in site data table.
11. Add a statement purpose stating to rezone from Agricultural (A) to Industrial General (IG) two (2) tracts of land containing 14.35 (+/-) acres.
12. Show and label city limits and location map.
13. Show and label any information concerning the size and location of cemetery (length, width, square footage). No development in cemetery area.
14. Submit copy of signed affidavit for public note letter at appropriate time.
15. 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 if needed.
16. 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,

EXHIBIT A

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.
17. Submit a detailed response letter addressing all departmental review comments.
18. RETURN CHECKPRINT & CHECKLIST
19. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on February 14, 2013.
20. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department
Review Date: 02/06/2013
No comments

Engineering Division
2-20-2013 JZW Resubmittal:
TIS has been submitted, but not approved yet.

2-5-2013 JZW:
1. Provide Traffic Impact Study (TIS) addressing the following: -109/Odoms Bend intersection as it will be built with the TDOT 109 bridge project (sight distance issues, LOS, Signal Warrant, etc.) - Odom's Bend width and adequacy for increase in truck traffic -Existing and projected traffic generation numbers from facility -Site access sight distance issues -Any other potential traffic related issues facility might cause or be perceived to cause
2. Add note: Approval of this zoning request is conditioned upon the approval of an appropriate traffic impact study by City Engineer, and construction and implementation of those improvements and policies identified in the study.
3. Add note: Approval of this zoning request is conditioned upon the approval of an appropriate stormwater management plan addressing all local, state, and federal stormwater quality and quantity requirements approved by City Engineer, and construction and implementation of those improvements and policies identified in the plan.

Fire Department
Review Date: 02/05/2013
No comment

Police Department
Review Date: 02/05/2013
Reviewed: no comments

Gallatin Department of Electricity
Review Date: 02/05/2013
Not in GDE's service area. Cumberland Electric services this area.

EXHIBIT A

EXHIBIT A ATTACHMENT 4-3

ROGERS ENGINEERING GROUP

312 Durham Avenue North, Suite A
Gallatin, TN 37066
Tele: (615) 230-7269
Fax: (615) 230-7271

February 14, 2013

RECEIVED
FEB 14 2013
GALLATIN PLANNING & ZONING

City of Gallatin
Planning Department
132 W. Main Street
Gallatin, TN 37066

Re: **Rezoning & Development Plans Garrott Brothers Continuous Mix**
420A & 420B Odoms Bend Road
Tax Map 149, Parcels 34.00 & 31.00, D.B.531, PG.476 & 495 R.O.S.C., TN
Request for Rezoning of 6.94 ±Ac and 7.51±Ac (total 14.45± AC)
from A to SP (Specific Plan District)
Grounds for Amendment

Mr. Allers,

This document is to present our case for the rezoning of the above noted acreage. Each topic will be listed and discussed below.

General Facts and Land Use Compatibility

Garrott Brothers Continuous Mix desires to set up a permanent concrete plant on this site and more specifically on Parcel 34.00 (being near Odoms Bend Road). This site is presently used as access to the Garrott Brothers sand offload from the Cumberland River. For the past 30+ years Garrott Brothers has been utilizing this site and dock for sand offload and delivery to their continuous mix plants. As shown on the exhibit, the offload dock, scales, a portion of the loading hoppers, and conveyors are on USACOE property being leased by Garrott Brothers. The tracts considered are presently zoned in Sumner County but are in the Gallatin Planning Region. The present zoning of the area is "A". The 2020 Character Map for this area is Rural Community. The adjacent parcel to the east bordering these two (2) parcels is approximately 20± AC, zoned "A", and fits with the Character Map. However, the Character Map addresses the Steam Plant area as a "Special Area" ("does not fit or is not envisioned fitting into the other categories presented"). Between the Garrott property and the Steam Plant lies approximately 500' with 90' being the area next to the River of the adjacent parcel and approximately 410' beyond being USACOE property. This is to the east of the property. To the west (Zoning "A") of the property

RESUBMITTAL PC0095-13

EXHIBIT A ATTACHMENT 4-3

is the abandoned Gallatin Boat Plant property with a large industrial-type building on the river. To the north (across Odoms Bend Road) as "A" zoning that again fits with the Character Map. We believe this zoning change fits with the overall Character Map due to its long-term use and its proximity to long-term SP property. This site is presently and will continue to be used as a sand offload, storage, and haul site. It is due to this existing long-term use of the site, the site's proximity to the Steam Plant property and being adjacent to the USACOE property, we do not believe this rezoning will present a negative impact on the overall plan of this community.

Sanitary Sewer, Water Services and Gas Services

Water Service is by Castalian Springs Water. A 4" water main lies to the north of this property and runs along the north side of Odoms Bend Road. Pressure is adequate for normal service per Castalian Springs Water District. Septic is private, therefore no additional demands will be placed on a public sewer system.

Environmental Impact on Adjacent Properties

This site is heavily wooded along the parcel borders. We believe any further development on these parcels will not be significant in auditory, visual, odor or any similar impacts.

Storm Water Runoff

Stormwater runoff will, of course, be controlled with any future development. The stormwater from these parcels outfalls into the Cumberland River.

Present Utilization

Much of this acreage has been used over time for some sort of industrial usage. The rezoning will bring the site into conformance with zoning and will require a Site Plan approval for any future uses.

Impact on Community Facilities

We do not believe the rezoning of these parcels will have any significant inpact on community facilities (schools, hospitals, etc).

If our office can supply and additional needed information, please contact us at your convenience.

Sincerely,

Richard M. Jones

Richard M. Jones
Rogers Engineering Group

RECEIVED
FEB 14 2013
GALLATIN PLANNING & ZONING

RESUBMITTAL

PC 0095-13

EXHIBIT A ATTACHMENT 4-4

ROGERS ENGINEERING SERVICES INC.

312 Durham Avenue North, Suite A
Gallatin, TN 37066
Tele: (615) 230-7269
Fax: (615) 230-7271

February 14, 2013

City of Gallatin
Planning Division
132 West Main Street
Gallatin, Tennessee 37066

RECEIVED
FEB 14 2013
GALLATIN PLANNING & ZONING

Re: PMDP
Garrott Brothers Continuous Mix
420A & 420B Odoms Bend Road
Gallatin, TN 37066
PC File Number: PC0095-13

Mr. Kalisz:

We are submitting one (1) full size and fifteen (15) half-size plans of the above-mentioned project along with a digital file with the plans in .pdf and .dwg format. Addressed below are the project comments dated 2-8-13.

Dept. of Public Utilities

1. Understood.
2. Water utility provider changed to Castalian Springs / Bethpage Utility District.

Planning Department

1. Removed sheet 3 of 3.
2. Removed General Notes pertaining to site development.
3. Removed project description. Edited site history.
4. Parcel 32.00 (Anderson Cemetery) added to General Note #6, Site Data Table and Site Layout.
5. Modified Site Data Table to reflect comments.
6. Water and Electric Utility Owners corrected.
7. Existing structures and storage areas have been labeled and the line weight has been increased.
8. All Setbacks, Yards, and Bufferyards have been added to Rezoning Exhibit.

RESUBMITTAL PC0095-13

9. Parcel 32.00 (Anderson Cemetery) added to General Note #6, Site Data Table and Site Layout.
10. Removed Proposed Use in Site Data Table.
11. Added a "Purpose" Note stating request to rezone.
12. City Limits added to Vicinity Map.
13. Boundary of Anderson Cemetery is shown on plans. Area is shown as a rectangle 50' x 100', however the actual location of the boundary is undefined.
14. Affidavit will be submitted at appropriate time.
15. 16 sets of plans are being submitted.
16. Digital files are being submitted with this set of plans.

Codes Department
No Comments

Engineering
1. Submitted by R.G. Phillips on 2-12-13.
2. Note added (General Note #16).
3. Note added (General Note #17).

Fire Department
No Comment

Police Department
No Comment

Gallatin Department of Electricity
1. Changed Utility Owner to CEMC.

Sumner County, E-911
No Comment

Industrial Pretreatment
No Comment

RECEIVED
FEB 14 2013
GALLATIN PLANNING & ZONING

If our office may be of further assistance to you on this project please contact us at your convenience.

Sincerely,

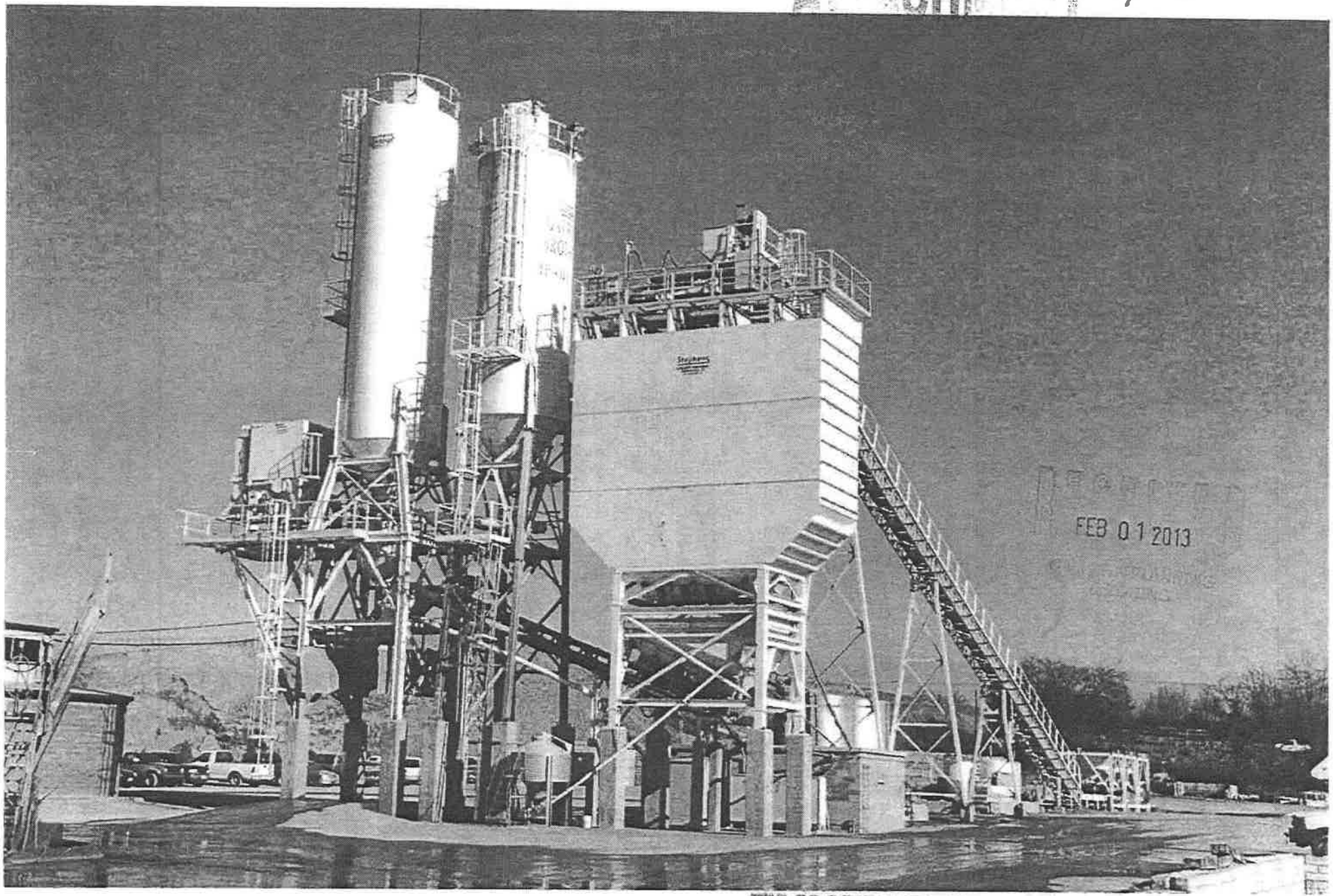
Richard M. Jones, P.E.
Rogers Engineering Group, Inc.

ATTACHMENT 4-4
EXHIBIT A

RESUBMITTAL

PC0095-13

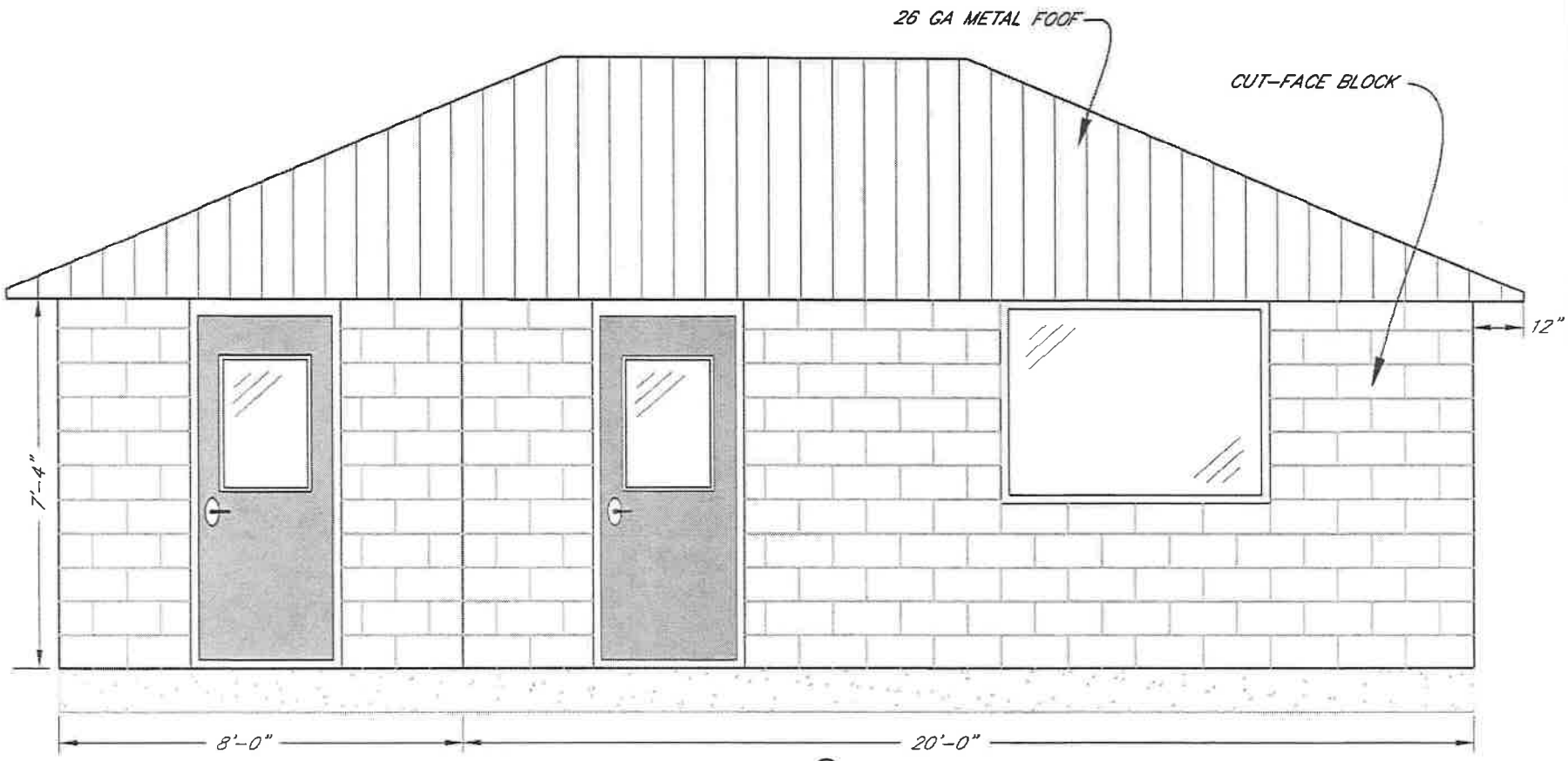
ATTACHMENT 4-5



FEB 01 2013

EXHIBIT A PC0095-13

ATTACHMENT 4-6



IF YOU DIG IN TENNESSEE
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

ROGERS ENGINEERING GROUP
312 DURHAM AVENUE NORTH, SUITE A
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
No. 015908
STATE OF TENNESSEE
2/12/2013

GARROTT BROTHERS BREAK ROOM & RESTROOM		
SCALE: 1/2" = 1'-0"	APPROVED BY:	REVISED:
DATE: 14 FEBRUARY 2013		JOB #13-004
ROGERS ENGINEERING GROUP 312 DURHAM AVENUE NORTH, SUITE A Gallatin, Tennessee 37066		TEL: 615-230-7269 FAX: 615-230-7271 richard.jones@rogersgroupinc.com
ELEVATIONS		DRAWING NUMBER A-1 of 1

EXHIBIT A

PC0095-13

City of Gallatin, Tennessee *Codes/Planning Department*

Gallatin Municipal-Regional Planning Commission
ACTION FORM

DATE: February 26, 2013

TO: Mr. Richard Jones
Rogers Engineering Group
312 Durham Ave.
Gallatin, TN 37066

FROM: Gallatin Codes/Planning Department

RE: February 25, 2013, Gallatin Municipal-Regional Planning Commission Meeting
Garrott Brothers Continuous Mix, PC File: PC0095-13

At the above referenced meeting, the request for approval of a preliminary master development plan was:

☐ RECOMMENDED
☒ RECOMMENDED WITH CONDITIONS
☐ NOT RECOMMENDED
☐ DEFERRED

Conditions of Approval:

1. The Planning Commission approves the proposed architectural elevations as submitted. The applicant shall submit final architectural elevations of the proposed building as part of the Final Master Development Plan for Planning Commission approval.
2. The Planning Commission approves the proposed landscaping plan as submitted. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.
3. The applicant shall submit a detailed sign package as part of the Final Master Development Plan for review and approval by the Planning Commission. A sign permit is required prior to the installation of any signage on site.
4. The applicant shall add Parcel 31.00 to the Bulk Regulations title.
5. The applicant shall correct Maximum Building Height in the Bulk Regulations from 80 feet to 45 feet.
6. The applicant shall correct the Minimum Building Setback (collector) to Minimum Building Setback Line in the Bulk Regulations.
7. The applicant shall correct the Minimum Building/Structure Setback along Residential to Minimum Building/Structure Setback along Residential Districts.

EXHIBIT A

8. The applicant shall the proposed uses in the Site Data: ready mix concrete plant-cement and/or concrete plant; sand and pea gravel offloading and hauling; transport and warehousing.
9. The applicant shall change Extensive Manufacturing to Commercial for the sand and pea gravel offloading and hauling; transport and warehousing in the Site Data.
10. The applicant shall add the following note to the plan: "The applicant shall submit a Final Master Development Plan to the Planning Commission for review and approval for the portion of the development pertaining to the process of crushing non-hazardous material (steel slag) within three (3) months from approval of rezoning request and Preliminary Master Development Plan by City Council".
11. The applicant shall correct the zoning for TVA Steam Plant in the Surrounding Property Uses to Agriculture (A) zone district.
12. The applicant shall correct and label the location of the monument sign to be 15 feet from the property line/right-of-way.
13. The applicant shall remove the label 'Signage on Wall' from the 10' High Gravel/Sand Bins.
14. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
15. The applicant shall submit four (14) corrected copies of the Preliminary Master Development Plan Documents to the Codes/Planning Department by Friday, March 1, 2013; 8 a.m.

Approval contains the following requirements:

☒ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL

☒ CITY COUNCIL APPROVAL
- Council Committee: 3/12/13
- 1st Reading at City Council: 3/19/13
- Ad runs for Public Hearing by Codes/Planning Department:3/13/13
- Public Hearing at City Council: 4/2/13
- 2nd Reading at City Council: 4/16/13

CITY COUNCIL SUBMITTAL:

☒ SUBMIT 14 CORRECTED, FOLDED COPIES (1 FULL SIZE AND 13 HALF SIZE IF ORIGINAL PLANS ARE LARGER THAN 18 x 24)

☒ SUBMIT 5 COPIES OF THE ARCHITECTURAL PLAN AND 7 SETS OF THE PICTURES

cc: Mr. John Garrott
PC File PC0093-13
Mayor Jo Ann Graves
Joe Thompson, City Attorney

EXHIBIT A

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

MARCH 12, 2013

DEPARTMENT: **CODES/PLANNING** **AGENDA #**

SUBJECT:
Ordinance #O1302-8 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at 420A and 420B Odoms Bend Road.

SUMMARY:
Applicant request approval to amend the Zoning Ordinance of the City of Gallatin, Tennessee by amending Agricultural Residential (A) zone district to Specific Plan (SP) zone district. Property contains 14.45 (+/-) acres, S.B.E. Tax Map 136//Parcels 031.00, 032.00, and 034.00. Property is located at 420A and 420B Odoms Bend Road. This rezoning was recommended with conditions at the February 25, 2013 Planning Commission meeting.

RECOMMENDATION:

ATTACHMENT:

☐ Resolution	☐ Correspondence	☐ Bid Tabulation
☒ Ordinance	☐ Contract	☒ Other

Approved ☐
Rejected ☐
Deferred ☐

Notes:

RESOLUTION NO. R13Ø3-14

RESOLUTION BY THE GALLATIN CITY COUNCIL TO ACCEPT THE DONATION OF PROPERTY LOCATED ON ENTERPRISE DRIVE

WHEREAS, Article II, § 7 of the Charter for the City of Gallatin permits the city to receive donations of real property; and

WHEREAS, as a gesture of civic pride, Greensboro North I, L.P., has made a gift of real property in fee simple to the City of Gallatin, Tennessee; and

WHEREAS, the donated property appraised at $122,300.00 is described as 1.223 acres of vacant land/farm lying on Enterprise Drive (Tax Map 136, Parcel 4.06); and

WHEREAS, the City of Gallatin intends to use these properties for a rapid transit park-n-ride lot in partnership with the Regional Transportation Authority (RTA);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE that the City of Gallatin accepts the donation of property from Greensboro North I, L.P. identified 1.223 acres of vacant land/farm lying on Enterprise Drive (Tax Map 136, Parcel 4.06); and

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE that the property will be used as an in-kind match for a grant received by the RTA for a park-n-ride lot in the City of Gallatin, Tennessee; and

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE that the Mayor is authorized to execute all necessary documents to accept and acquire said donation and provide it as an in-kind match for the RTA park-n-ride lot; and

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE that this resolution shall take effect on 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 H. THOMPSON
CITY ATTORNEY

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

March 12, 2013

DEPARTMENT: **Councilman Hayes** **AGENDA #**

SUBJECT:
RTA Park-n-Ride Property Donation

SUMMARY:
The Regional Transportation Authority (RTA) has received a grant to build a park-n-ride lot at the corner of Enterprise Drive and GreenLea Boulevard. The RTA has worked with the property owner to obtain the grant and move the process forward. The property can be used as the required match for the grant; however, it must be in the City of Gallatin's name to be accepted as the match. The property owner is offering to donate the property, approximately 1.2 acres, to the City of Gallatin. Attached are letters of support for the project from Dr. Jerry Faulkner, President of Volunteer State Community College, and Kevin Kuntz, General Manager of Gap, Inc. in Gallatin. The property is appraised at $122,300.00 per the appraisal and review appraisal commissioned and paid for by the RTA. A representative from the RTA will be at the Council Committee Meeting to answer any questions.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☒ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

DANGEROUS BUILDING
SHOW CAUSE NOTICE

TO: WINSTON TEMPLET
544 NASHVILLE PIKE #123
GALLATIN TENNESSEE 37066

RE: 332 NORTH WILMORE
GALLATIN, TENNESSEE
TAX MAP: 113N-C-024.00

PURSUANT to Gallatin Municipal Code, Chapter 5, Article IX, Section 5-241, et seq., Dangerous Buildings, you are hereby summoned to appear for a hearing before the Gallatin City Council, on **TUESDAY, MARCH 5, 2013 at 6:00 P.M., C.D.T.**, Gallatin City Hall, Gallatin, Tennessee, Council Chambers, for the purpose of showing cause why the building and structures located at the above address should not be vacated due to the dangerous building conditions pursuant to Gallatin Municipal Code §5-241(10). You have the right to present evidence and testimony and be represented by an attorney if you so choose.

Failure to appeal will result in a finding of dangerous building and an order for vacation of the building.

Direct all inquiries to Mark Parrish at the Gallatin Fire Department at 615-452-2771.

Dated: February 20, 2013.

JOE H. THOMPSON
CITY ATTORNEY FOR THE
CITY OF GALLATIN, TENNESSEE

CERTIFIED NEXT DAY MAIL – February 20, 2013.
REGULAR MAIL – February 20, 2013.

Gallatin Fire Department
119 GFD Memorial Boulevard
Gallatin Tenn. 37066
615-452-2771
Fax 615-452-2543

To: City Attorney
From: Mark Parrish, Sr. Fire Inspector
Mark.parrish@gallatin-tn.gov
Date: February 21, 2013
Re: 332 North Wilmore

According to the 2006 IFC:
This residents is a R-2

1. IFC 903.2.7 An automatic sprinkler system installed in accordance with section 903.3 shall be provided through out all buildings with a Group R fire area.
2. IFC 907.2.9 R-2 A manual fire alarm system shall be installed in group R-2 occupancies where:
    1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
    2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.

3 IFC 907.2.10.1.2 Groups R-2 Single-or multiple-station smoke alarms shall be installed and maintained in Groups R-2 regardless of occupant load at all of the following locations:

1. On the ceil or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basement but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels shall suffice for the adjacent lower level provide that the lower level is less the one full story below the upper level.

4. IFC Section 1023 Exterior exit ramps and staiways.

   1023.6 Exterior ramps and stairways protection. Exterior exit ramps and stairways shall be separated from the interior of the building as reuired in section 1020.1. Openings shall be limited to those necessary for egress from normally occupied spaces.

5. IFC Section 1022 Horizontal Exits

   1022.2 Horizontal exits shall be protected with a one hour fire wall.

6. IFC 315.2.4 Attic, under floor and concealed spaces protected by one hour rating or sprinklers.
7. NFPA 31.2.2.3 Stairs
   Stairs shall complying with 7.2.2 shall be permitted.
8. NFPA*31.1 Requirements too existing apartments. This a table to go by for Existing Apartments.

These are the codes that were noted on a walk through.
All codes are NFPA 2006 and IFC 2006

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 26, 2013

DEPARTMENT: **City Attorney** **AGENDA #**

SUBJECT:
332 North Wilmore - Dangerous Building

SUMMARY:
On February 5, 2013, the City's Senior Fire Inspector notified the property owner in writing that his multi-family structure was in violation of the City's Life Safety Code. The Fire Inspector indicated that the owner's response was that he would contact his attorney.

RECOMMENDATION:

ATTACHMENT:

☐ Resolution	☐ Correspondence	☐ Bid Tabulation
☐ Ordinance	☐ Contract	☒ Other

Approved ☒
Rejected ☐
Deferred ☐

Notes: