
**CITY OF GALLATIN
COUNCIL COMMITTEE MEETING**

August 28, 2012

6:00 pm

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

- Call to Order: Councilman Alexander
- Roll Call: Vice Mayor Mayberry - Alexander – Camp – Garrott – Hayes – Kemp – Overton
Mayor Graves
- Approval of Minutes:
 - August 14, 2012 Special Called Joint City Council & Planning Commission
Committee Meeting
 - August 14, 2012 Council Work Session
- Public Recognition
- Mayor's Comments

AGENDA

1. Health Plan **(Dave Crawford, Personnel)**
2. Appointments to the Historic Zoning Commission **(Mayor Graves)**
3. Trash Collection Fees **(Councilman Hayes)**
4. Blakemore Avenue **(Councilman Alexander)**
5. Financial Officer Salary **(Mayor Graves/Dave Crawford, Personnel)**
6. RTA Bus Route **(Councilman Overton)**
7. Greenway **(Councilman Garrott)**
8. Budget **(Councilman Garrott)**
9. Golf Carts **(Councilman Garrott)**

- Other Business
- Department Head Reports
- Adjourn

**City of Gallatin
Council Committee/Planning Commission
Special-Called Joint Meeting**

Tuesday August 14, 2012

Dr. J. Deotha Malone Council Chambers Gallatin City Hall

PRESENT:

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

Chair Dick Dempsey
Vice Chair James Robert Ramsey
Johnny Wilson
Rick Orgain
John Puryear

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Ann Whiteside, Mayor's Office
Tony Allers, Director Codes/Planning
News Examiner, Reporter

Nick Tuttle, City Engineer
Ralph Comer, TDOT
John Houghton, Gresham, Smith
Marianne Mudrak, Recorder's Office

Mayor Graves said the purpose of this meeting is to discuss the proposed Corridor Access Management Plan for State Route 109. Mayor Graves said this meeting is regarding the vision of the corridor from I 65 to I 40.

Public Recognition

Mayor Graves opened public recognition.

No one came forward to speak; therefore, Mayor Graves closed public recognition.

Agenda

1. State Route 109 Corridor Management Agreement

Mayor Graves introduced John Houghton, with Gresham, Smith and Partners, and Ralph Comer, Assistant Chief, Tennessee Department of Transportation, Bureau of Environment and Planning.

Mr. Comer said this is one of two corridors selected throughout the state for a study to see how TDOT and City and County governments can cooperate in developing the long term future of State Route 109, which goes from I-40 to I-65.

Mr. Houghton began the presentation of the Corridor Management Agreement for State Route 109. Mr. Houghton gave a brief project overview.

Mr. Houghton said Tennessee was chosen to receive a competitive grant from the National Governors Association Center for Best Practices, along with four other states. Mr. Houghton said the states were asked to develop a model to coordinate transportation and land use planning along state highway corridors.

Mr. Houghton said the core team receiving the grant was the Office of the Deputy Governor, Department of Transportation, Department of Environment and Conservation, and Department of Economic and Community Development. Mr. Houghton said these departments are the core team.

Mr. Houghton said the state decided to ask jurisdictions in two areas of the state, State Route 109 and State Route 60, to become the pilot corridors. Mr. Houghton said State Route 109 was chosen because this is a corridor of regional significance. Mr. Houghton said State Route 109 is a very important corridor experiencing substantial growth, which goes through rural, suburban, and urban areas.

Mr. Houghton said TDOT is responsible for the safe and efficient operation of State Route 109. Mr. Houghton said the local governments are responsible for land uses and development, thus partnerships are essential.

Mr. Houghton explained how corridors are built through one decision over time over many decades, through highway project decisions, local street decisions, land use zoning, local development, state local driveway decisions, and median opening decisions.

Mr. Houghton said this asks the question: What can we do now to make sure State Route 109 works now and in the future. Mr. Houghton said it is important to understand why decisions made today will shape the future of the corridor.

Mr. Houghton said the idea of corridor management is to preserve and maximize the investment that the State, Federal funds, and local jurisdictions are making in that highway corridor to preserve it for the long term. Mr. Houghton said corridor management is meant to improve government coordination, preserve adequate right of way, use tools that optimize traffic flow and safety, managing access better, and coordinating workflow with adjacent land use.

Mr. Houghton said corridor management is not the State making local land use decision or adding a layer of project review.

Mr. Houghton said all states practice corridor management to some degree and half have corridor management agreements such as the one we are discussing this evening.

Mr. Houghton said this agreement would be collaborative in nature between multiple jurisdictions and agencies and would address the development, management, and operations of the roadway corridor.

Mr. Houghton said working with the different jurisdictions, the goals of the corridor were established as follows; improve regional transportation, promote economic development, and preserve community character. Mr. Houston said strategies discussed were; focus on land use planning, roadway design, access management, traffic management, and operations.

Mr. Houghton briefly reviewed the goals and strategies.

Mr. Houghton said this proposal is to organize a memorandum of understanding. Mr. Houghton said the purpose of the agreement is to provide a framework for the signatory agencies; Sumner County, Wilson County, and the cities of Portland, Gallatin, Lebanon, Nashville MPO, and the State of Tennessee to work collaboratively in the management of State Route 109 between I65 and I40.

Mr. Houghton briefly reviewed the draft agreement.

Mr. Houghton reviewed the section on specific actions as a starting point; consider accepting by resolution the Tri County Land Use and Transportation Study, develop an ultimate long range corridor roadway design concept and cross section with the TDOT as the lead agency, develop corridor alignment capacity plan that defines and preserves the required future right of way.

Mr. Houghton said the Corridor Management Agreement suggests developing corridor access standards and a corridor access management plan so everyone has a clear idea of what they are working towards.

Mr. Houghton said traffic development operations talks about developing a process for coordinating traffic management operations and developing corridor standards and performance goals, such as the timing of signals.

Mr. Houghton said the final part of the document addresses governments. Mr. Houghton said it creates a corridor management committee made up of representatives of the state agencies as well as the local jurisdictions. Mr. Houghton said the committee

would be in agreement with the Corridor Management Agreement and agree to participate in overseeing the long term development of the corridor.

Mr. Houghton said TDOT is not the lead agency, but an equal partner. Mr. Houghton said TDOT has offered to coordinate the committee.

Mr. Houghton said the next step is to circulate the draft agreement to the local jurisdictions, receive input, and make any changes to the agreement. Mr. Houghton reiterated that this agreement is voluntary and a local jurisdiction may withdraw at any time.

Councilman Garrott expressed concern that more than one member should be appointed to the committee from each jurisdiction. Mr. Houghton said the agreement does not state how many members would be appointed to the committee; that decision would be up to the jurisdictions.

Councilman Overton said the citizens in the audience are not here about this agreement, but are here regarding the current work on State Route.

Mr. Comer said he did not have any information on the current project; however, he would carry back the information to Commissioner John Schroer. Mr. Comer said TDOT would have another information meeting, if the City felt it was necessary

Mayor Graves apologized for the misunderstanding. Councilman Camp said he is responsible for conveying the wrong information regarding the current project. Councilman Camp said he misunderstood the intent of this meeting.

Councilman Camp asked if the City does not come up with a plan for the corridor, will the TDOT create a plan for access. Mr. Comer said TDOT would not get involved as far as land use and zoning; however, they would follow the State Route Policy regarding access.

Chair Dempsey said he views this agreement as a plus, because Portland and Lebanon would have the same concerns as Gallatin. Chair Dempsey said the three united with Sumner County and Wilson County, would have more clout than individual cities.

Adjourn

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

City of Gallatin
Council Committee Meeting

Tuesday, August 14, 2012
Dr. J. Deotha Malone Council Chambers
Gallatin City Hall

PRESENT:

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

ABSENT:

none

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Ronnie Stiles, Public Works Director
Nick Tuttle, City Engineer
Don Bandy, Police Chief
Katherine Schoch, Codes/Planning Dept.
David Gregory, Public Utilities Director
Tony Allers, Codes/Planning Director
David Brown, Leisure Services
News Examiner, Reporter

Rachel Nichols, Finance Director
Joe Thompson, City Attorney
Dave Crawford, Personnel
Ann Whiteside, Mayor's Office
Billy Crook, Fire Chief
Connie Kittrell, City Recorder
Kevin Chastine, Codes/Planning
Jim Svoboda, Codes/Planning
Gallatin Newspaper, Reporter

Councilman John D. Alexander called the meeting to order.

Approval of Minutes

Councilman Alexander presented the minutes of the July 24, 2012 Council Committee Meeting for approval.

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

Councilman Camp made motion to amend that Mr. Kenney take the scaffolding in his name, city reimburse him for the cost and Mr. Kenney release the city of any liability; Vice Mayor Mayberry seconded.

Mr. Thompson spoke about the liability to the city of having individuals working on equipment rented directly by the city and the public purpose doctrine that says the city can only use money for a public purpose, not to reimburse a private individual for a problem that is not a public problem.

Discussion continued on protecting the sidewalks and the public purpose issue.

Councilwoman Kemp called for the question.

Councilman Alexander called for the vote on the amendment. Motion carried with 7 ayes and 0 nays.

Councilman Alexander called for the vote on the original motion. Motion carried with 7 ayes and 0 nays.

Tim Rayborn of 975 Aqua Drive spoke about the continued issue with the loud music coming from Awedaddy's at the Gallatin Marina. Mr. Rayborn gave a history of the loud music issue and the events that have followed since he last spoke before council.

Mr. Rayborn cited the two city ordinances that address loud music and the yelling and shouting. Mr. Rayborn also explained the decibel level readings. He added that there has been no resolution to this problem and asked council again for assistance with this issue.

Susan Oliver of 963 Aqua Drive stated the music from the Marina has been louder this year than in the past. She also spoke about hearing fighting and yelling from the Marina and she was concerned about safety issues also.

Vern Benk, owner of Awedaddy's Restaurant gave a summary of the changes he's implemented to lower the music levels.

Bobby Martin of 936 Aqua Drive stated he enjoys the music and does not consider it to be loud. Mr. Martin added that he's heard music from across the lake at other times.

Neil Laffely of 963 Aqua Drive stated he supports small businesses. Mr. Laffely explained his desire to be able to rest and relax inside his home. He also requested council find a solution to this issue.

Jean Rayborn of 975 Aqua Drive spoke about the police report that was handed out earlier and the incident that occurred at her home was not on the report.

Police Chief Don Bandy stated his department has put a lot of effort into this issue. Chief Bandy addressed the decibel levels, his department enforcing codes and his desire for a resolution for both parties. He also informed the citizen's to continue to call the police department if the music is too loud.

Discussion continued on the present ordinances, enforcement of the present ordinances, and decibel levels.

Codes and Planning Director Tony Allers stated the decibel level for residential is 45 and commercial is 65. Mr. Allers also spoke about the enforcement of the present ordinance, surrounding areas decibel levels and enforcement issues.

Katherine Schoch of the Codes and Planning Department stated one of the major issues with this site is that it's a commercial business operating in a residential zone. Ms. Schoch also stated that the Marina received their conditional use permit in 1996.

Council continued to discuss options to find a solution to this problem that will benefit all parties involved. Some of the solutions were to turn the music down, cut the music off earlier and also cut the nights to fewer nights.

Mr. Rayborn stated that would be a start to a solution.

Mayor's Comments

- Third Thursday on Main will be August 16th with Guilty Pleasures band playing
- TDOT is having a public meeting on August 23rd at the Civic Center from 5:00 PM until 7:00 PM to show the proposed route for Albert Gallatin/Hatten Track

Agenda

1. Resolution #R1206-29 accepting public improvements by the City of Gallatin, Tennessee - Odric Gregory Industrial Park, Phase 3

City Engineering Nick Tuttle presented this item for approval.

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

2. **Ordinance #O1207-47 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at 855 Coles Ferry Road, at the intersection with Stonegate Drive, from Agricultural (A) Zone District to Residential 40 (R40) Low Density Zone District**

Kevin Chastine of the Codes/Planning Department presented this ordinance. Mr. Chastine stated the owners requested this rezoning and it was recommended by the Planning Commission.

Councilwoman Kemp made motion to approve; Vice Mayor Mayberry seconded. Motion carried with 6 ayes, 0 nays, and Councilman Overton abstaining.

3. **Ordinance #O120851 appropriating funds for 2012 Drug Fund budget overages**

Finance Director Rachel Nichols stated this is a clean-up ordinance for the drug fund, year ending June 30, 2012.

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

4. **Ordinance #O1208-50 appropriating fund for 2012 General Fund budget overages**

Ms. Nichols stated this is the clean-up ordinance for the general fund, year ending June 30, 2012. She explained the first section is due to a health insurance increase.

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

5. **Foxland Bonds**

City Attorney Joe Thompson gave a very detailed power point presentation on the Foxland Subdivision bonds. Mr. Thompson's presentation was informational for council.

There was much discussion on this topic.

Several builders/developers came forward to request council's help in resolving the issues in Foxland Subdivision.

6. Blakemore Avenue

Councilman Alexander stated there have been several crashes on Blakemore Avenue and one of those crashes involved a city garbage truck. Mr. Alexander requested the cars not be allowed to park on the street.

Councilwoman Kemp stated she would also like Council to look at South Pardue Street for the same issue.

Council discussed the agreement and working with Mr. Tschaepe at the Housing Authority.

Mayor spoke about a THDA process that tax credits maybe available to move the parking lot.

Councilman Alexander requested this item be deferred two weeks until the next committee meeting.

Other Business

Councilman Hayes requested discussion of trash fees on the next committee meeting agenda.

Councilman Garrott stated he had previously asked for discussion of the Greenway be on the committee agenda. He requested it be listed on the agenda at the next committee meeting.

Department Head Reports

Finance Director Rachel Nichols reported to council that she made an emergency purchase out of capital funds that have not yet been appropriated. She stated that since July 1, 2012 the city has had some serious computer problems and the consultant strongly advised replacement of our servers immediately to avoid any catastrophic events. Ms. Nichols stated the amount was \$145,000.

Adjourn

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

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Personnel

AGENDA # 1

SUBJECT:
Health Plan

SUMMARY:
Update on Health Plan Renewal effective October 1, 2012.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Mayor Graves

AGENDA # 2

SUBJECT:

Appointment to the Historic Zoning Commission

SUMMARY:

Mary Anne Holder Mudd has notified the Mayor that she would like to end her term on the Historic District Commission effective November 13, 2012. Mayor Graves is recommending the appointment of Kenneth Thomson, Jr., who lives in one the historic districts, to replace Mrs. Mudd. Also, Mayor Graves is recommending that John Garrott be re-appointed for another term on the Historic Zoning Commission.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

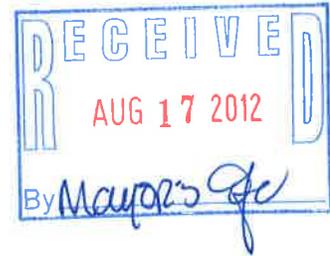
Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

440 North Water Avenue
Gallatin, Tennessee 37066



Mayor JoAnn Graves
Gallatin City Hall
132 West Main Street
Gallatin, Tennessee 37066

Dear Mayor Graves:

Mayor Wright appointed me to serve on the Gallatin Historic Commission in 2003. I have served for ten years and I feel it is time for me to step aside to allow other citizens to experience participation in community affairs. Let this letter serve to inform you that I will serve out my full term of five years. The last meeting I shall attend will be November 13, 2012.

Of course, it is totally your prerogative as to whom you appoint to fill that space on the Commission. But I would like to suggest Mr. Kenneth Thomson, Jr., who lives at 136 North Hume Street in Gallatin, Tn. As I am sure you are aware, he is a historian of some note and he lives in the Woodson Terrace Historic District.

Sincerely,

Dr. Mary Anne Holder Mudd

Cc: Mr. Kevin Chastine, AICP Planner II
Mr. Tom Richey, President Historic Commission

Historic Zoning Commission

Term Expires

Roger Matchett 1-2014
Matchett & Associates
113 E. Main Street
Gallatin, TN 37066
Home 452-2788
Work 451-1505

Mary Anne Mudd 1-2013
440 North Water Avenue
Gallatin, TN 37066
Home 452-1123

John Garrott 1-2012
332 E. Main Street
Gallatin, TN 37066
Home 452-4483

Tom Richey 1-2015
200 Hume Avenue
Gallatin, TN 37066
Home 452-4494

Johnny Wilson 1-2015
216 Sherry Circle
Gallatin, TN 37066
Home 452-1591

5 Year Term (Staggered)

Appointed By Mayor with Council Confirmation

5 Members – 1 Planning Commission, 1 Representative of Local Patriotic or
Historical Organization, 1 Architect (if available), 2 Citizens

No Compensation

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Councilman Hayes

AGENDA # 3

SUBJECT:
Trash Collection Fees

SUMMARY:
Councilman Hayes requested this item be placed on the agenda.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Councilman Alexander

AGENDA # 4

SUBJECT:

Blakemore Avenue

SUMMARY:

Councilman Alexander requested this item be placed on the agenda.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Mayor/Personnel

AGENDA # 5

SUBJECT:

Financial Officer Salary

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Councilman Overton

AGENDA # 6

SUBJECT:
RTA Bus Route

SUMMARY:
Councilman Overton requested this item be placed on the agenda.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Councilman Garrott

AGENDA # 7

SUBJECT:

Greenway

SUMMARY:

Councilman Garrott requested this item be placed on the agenda.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Councilman Garrott

AGENDA # 8

SUBJECT:
Budget

SUMMARY:
Councilman Garrott requested this item be placed on the agenda.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 28, 2012

DEPARTMENT: Councilman Garrott

AGENDA # 9

SUBJECT:
Golf Carts

SUMMARY:
Councilman Garrott requested this item be placed on the agenda.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: