
**CITY OF GALLATIN
COUNCIL COMMITTEE MEETING**

August 12, 2014

6:00 p.m.

**Dr. J Deotha Malone
Council Chambers**

- Call to Order – Councilman Hayes
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Kemp – Mayberry – Overton – Mayor Graves
- Approval of Minutes: July 22, 2014 Council Committee Meeting
- Public Recognition
- Mayor's Comments

AGENDA

1. Health Insurance **(Debbie Johnson, Director of Human Resources)**
2. Appropriation Ordinance for 2014 Carry-Over Projects **(Rachel Nichols, Finance Director)**
3. Appropriation Ordinance for 2014 Bond Issues **(Rachel Nichols, Finance Director)**
4. Resolution Accepting Public Improvements for Elk Acres, Section 3A **(Nick Tuttle, City Engineer)**
5. The Retreat at Fairvue **(Nick Tuttle, City Engineer)**
6. Liquor License Amendment **(Susan High-McAuley, City Attorney)**
7. Discuss Land at Clearlake Meadow and Nichols Lane for Possible Location of Future Fire Station #5 **(Billy Crook, Fire Chief)**
8. Discuss Lots Behind Joey's Furniture & Flooring for Possible Purchase **(Mayor Graves)**

- Other Business
- Department Head Reports
- Adjourn

City of Gallatin Council Committee Meeting

Tuesday, July 22, 2014

Dr. J. Deotha Malone Council Chambers

PRESENT:

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

ABSENT:

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance/IT Director
Ronnie Stiles, Public Works Director
Kate Novitsky, Police Department
David Brown, Leisure Services Director
Billy Crook, Fire Chief
Gallatin News Reporter
Chuck Stuart, Building Official

Bill McCord, City Planner
Brad Simpson, Engineer Dept.
Debbie Johnson, Personnel Director
David Gregory, Public Utilities Dir.
Connie Kittrell, City Recorder
News Examiner Reporter
Susan High McAuley, City Attorney
James Fenton, EDA Director

Councilman Camp called the meeting to order.

Approval of Minutes

Councilman Camp presented the minutes of the July 8, 2014 Committee Meeting for approval.

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

Public Recognition

Councilman Camp called for public recognition.

Ellen Duffer, 395 Devon Chase Hill #5302 gave the history of the purchase of her condominium in Lenox Place back in December 2013. Ms. Duffer stated she paid \$12,000 lot premium. Ms. Duffer spoke about the tree line being removed and the proposed 24 units to be built by Goodall Builders in the flood zone.

Councilman Overton informed Ms. Duffer and others present in the audience that City Planner Bill McCord will meet with everyone after the meeting to explain the plans for Lenox Place.

John Ruth, 1268 Timberwood Drive stated he is a candidate for School Board and served on this council many years ago. Mr. Ruth spoke about the political sign ordinance, specifically signs in the right-of-way. Mr. Ruth stated there are 16 days left in this election and asked Council to not enforce the signs in the right-of-way. He suggested addressing the issue after the election.

Bob Thomas, 166 Grandview Circle read an article he sent to the newspaper thanking Mayor Graves and Council for stopping the amplified music at the pavilion. Mr. Thomas also read another letter from Chris and Anissa McMurtry concerning the horse manure left behind in the Greenway and Triple Creek Park after the Rodeo where they ride their bikes.

Mr. Thomas also informed Council that people are parking on his neighborhood streets, walking through people's yards to get to the pavilion instead of using the Triple Creek Park entrance.

Joe Debord, 1007 Hart Street spoke about the Peach Valley Road issue. He also proposed naming a Gallatin City Park after Hall of Famer and professional baseball star Tony Gwynn that recently passed away. Mr. Debord also suggested having entrepreneur Junior Bridgeman speak at a Chamber function to share his knowledge and thank him for bring jobs to Gallatin.

With no one else wishing to speak Councilman Camp closed public recognition.

Mayor's Comments

- Mayor Graves displayed the montage of Gallatin
- Mayor announced today's press release that Beretta is moving its entire Maryland manufacturing capabilities to Tennessee

EDA Director James Fenton expounded on the press release. He stated their move will be quicker than expected. Mr. Fenton added that their jobs will be 50% labor and 50% high end salaries.

Agenda

1. 170 West Franklin Street

Captain Kate Novitsky of the Gallatin Police Department presented the initial estimated cost for the items needed for the police department for the building on 170 West Franklin Street at \$39,415.00.

Maintenance Supervisor Lyndon Satterfield presented the estimated cost from Thompson Construction Company for the repairs to the building and they total \$30,050.00. Mr. Satterfield stated there are also estimated costs for the additional four (4) repairs totaling \$38,168.00.

There was much discussion on options for this property.

Finance/IT Director Rachel Nichols stated approximately \$172,000 has already been appropriated for the purchase and repairs of this building.

Discussion continued on limiting repairs, replacing windows, two floors, a mechanical room, and the steep stairway.

Building Official Chuck Stuart stated there is no way to fix the stairs, if windows are replaced the heat/air unit will run continually, there was a water problem there at one time, a sump pump will need to be addressed, and the roof will need replacing soon. Mr. Stuart suggested getting three bids from area contractors. He added that his main concern is the stairs.

Council continued to discuss.

Councilman Overton made motion to purchase the property for \$133,000; Vice Mayor Alexander second.

There was more discussion on adding on to the existing police department, applying the appropriated money toward looking for other property for a future expansion, no parking with the property at 170 West Franklin, no connection from the first floor to the bottom floor, and building a back door entrance.

Councilman Camp stated the city does not have a valid contract on this property at this time and the vote is to send this item on to Council.

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

2. 429 Demoss – Requesting Street Light

Captain Kate Novitsky stated a resident on Demoss Street has requested the city install a street light. Captain Novitsky stated the police department has checked the area during the day and night time and there is already a pole there for the light.

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

Council discussed the cost for the light being included in the monthly bill.

3. Beretta Final Plat

EDA Director James Fenton requested Council endorse, allow and authorize the Mayor to execute the agreement of purchase and sale to finalize the Beretta plat.

Vice Mayor Alexander made motion to approve; Councilman Hayes second.

Mr. Fenton explained the difference in price and the construction of a spec. building in the industrial park.

Mr. Fenton stated there is additional work to be done on the plat and some of this property is located in the Castalian Springs/Bethpage water district that will need addressing. He added TDOT has agreed to pay for extending the road.

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

4. Discussion of Funding for Parking Signs Downtown

Councilwoman Julie Brackenbury presented this request for funding for parking signs in Downtown Gallatin. Ms. Brackenbury provided a handout and power point presentation to show the existing signs, examples of the newly proposed signs and the placement of the new signs in key locations around Downtown Gallatin.

Ms. Brackenbury stated the committee projected \$30,000 for the cost of this effort. Brad Simpson from the Engineering Department stated he had received two bids and is waiting on a third bid to come in.

Councilwoman Brackenbury made motion to approve; Vice Mayor Alexander second.

Mayor Graves thanked Julie and the Downtown Committee for their hard work.

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

Councilwoman Kemp left the meeting at this time.

5. New and Revised Job Descriptions and Pay Grades

Human Resource Director Debbie Johnson provided two (2) handouts to Council on the position change requests and the new position requests. Ms. Johnson explained the history of the position change requests and the new position requests.

Ms. Johnson said she is moving forward with the compensation/benefits study for all employees. She said she had received four (4) bids ranging from \$21,600 to \$52,100.

Council discussed the 11 requested position change requests and the five (5) new position requests, the total financial impact of \$17,851 for the position changes, and the new position total impact of \$220,286.

Ms. Johnson stated her recommendation is to wait on the compensation/benefit before making a decision.

Councilwoman Brackenbury said she was for giving all or none of the position changes. Other councilmembers commented and discussed a moratorium on any new requests.

Ms. Johnson stated that if all the positions are approved Department Head David Gregory would bring another request.

Councilman Camp moved this item to Council without objection.

Other Business

Councilman Camp called for other business and there was none.

Department Head Reports

Councilman Camp called for department head reports.

Finance/IT Director Rachel Nichols provided Council with information concerning the certified tax rate. Ms. Nichols stated she and City Recorder Connie Kittrell want to make Council aware of the email from Tax Assessor John Isbell stating his concerns about the certified rate and the reappraisal issue.

Leisure Services Director David Brown stated he has a request from the Sumner County Anti-Drug Coalition to use the pavilion for July 10-11, 2015 for their Rodeo.

There was discussion about Mr. Brown bringing every request for the pavilion to Council.

Mayor Graves said former City Attorney Joe Thompson redid the permit process to inform Council of any public events to be held at the pavilion.

Discussion continued on making Council aware of any events in the park.

Councilman Mayberry asked to put this information in their packets.

Council also discussed no amplified music allowed at the pavilion and noise permits.

Councilwoman Brackenbury asked Leisure Services Director David Brown for an update on the expansion to the Civic Center. Mr. Brown stated the RFP's have been put out for qualifications for architectural engineering.

Councilman Craig Hayes left the meeting at this time.

Mayor stated the RFP's should be back within a couple of weeks and then move forward.

Councilman Camp closed Department Head Reports.

Adjourn

With no other business to discuss, Councilman Camp adjourned the meeting.

Mayor Jo Ann Graves

Connie Kittrell, City Recorder

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 12, 2014

DEPARTMENT: Human Resources

AGENDA # |

SUBJECT:
Health Insurance

SUMMARY:
Update on health insurance renewal effective October 1, 2014.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

8/12/2014

DEPARTMENT: Finance/I. T.

AGENDA # 2

SUBJECT:

Appropriation ordinance for 2014 carry-over projects

SUMMARY:

Ordinance to appropriate funds for various incomplete projects as of June 30, 2014.

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE APPROPRIATING FUNDS FOR 2013/2014
CARRY-OVER CAPITAL PROJECTS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$1,824,567 is hereby appropriated from the water and sewer fund reserve for the following projects which were not yet complete at the end of 2014:

Eng. Design Contract 208, 41352211-972, \$88,473

Engineering design and improvements, 109 bridge project, 41341000-939, \$272,280

Leak survey (water), 41352114-934-57, \$2,500

Sewer flow monitoring, 41352212-934-70, \$87,080

Ind park water/sewer crossing, 41352114-934-102, \$827,067

Sewer rehabilitation contract 212, 41352212-934-26, \$443,402

Rankin Branch sewer, 41352211-934-47, \$86,154

Water sewer equipment, 41352114-942, \$17,611;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$680,813 is hereby appropriated from the gas fund reserve for the following projects which were not yet complete at the end of 2014:

2012 gas line contract addition, 41552414-934-19, \$653,735

Office equipment, 41552417-947, \$2,593

Transportation equipment, 41552414-941, \$12,797

Gas equipment, 41552417-942, \$11,688;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$1,293,131 is hereby appropriated from the general fund reserve for the following projects which were not yet complete at the end of 2014:

HR grant, 11041650-320, \$5,000

Records Preservation grant, 11041620-329, \$10,810

Police building purchase, 11042110-922, \$172,415

Fire Station 1 donation, 11042220-329-50, \$373

Fire Station 2 donation, 11042220-329-51, \$800

Fire Station 3 donation, 11042220-329-52, \$317

Litter grant salaries, 11041800-111-56, \$43,688

Litter grant FICA, 11041800-141-56, \$3,647

Litter grant supplies, 11041800-720-56, \$24,557

Richland Circle, 11043000-912-21, \$38,209

Service Center, 11043000-922, \$28,552

Liberty Branch drainage, 11043000-912-68, \$52,939

31E & Albert Gallatin intersection and sidewalk, 11043120-865-103, \$55,000

Park Avenue rehabilitation, 11041670-931-4, \$136,000

US 31E & SR 25 intersection, 11041670-931-6, \$110,562

Driver's Lane relocation, 11041670-931-37, \$219,880

College Street rehabilitation, 11041670-931, \$166,037

Peninsula Drive culvert, 11041670-934, \$17,801

Engineering operating supplies, \$11041670-320, \$16,329

Repaving, 11041670-923, \$189,965

Engineering office furniture, 11041670-935, \$250

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$19,518 is hereby appropriated from the environmental services fund reserve for Recycling, 12543230-489;

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

8/12/2014

DEPARTMENT: Finance/I. T.

AGENDA # 3

SUBJECT:

Appropriation ordinance for 2014 bond issues

SUMMARY:

Ordinance to appropriate 2014 General Obligation and 2014 Water Sewer Revenue bonds for specified projects

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE APPROPRIATING 2014 GENERAL OBLIGATION BOND
IN THE AMOUNT OF \$8,596,000 AND
2014 WATER SEWER REVENUE BOND IN THE AMOUNT OF \$4,650,000

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$8,596,000 is hereby appropriated from the 2014 GO Bond, account 313-36920, for the following projects/purchases:

- Public Works building, fence and paving, 31343000-847, \$750,000
- Trash Truck, 31343000-941, \$200,000
- Dump truck with plow and spreader, 31343000-942, \$126,000
- Belvedere/Moreland drainage, 31341670-934-106, \$85,000
- Greenlea Blvd, 31341670-931-5, \$2,500,000
- Driver's Lane, 31341670-931-37, \$900,000
- Blakemore Ave, 31341670-931-104, \$290,000
- Civic Center expansion & renovation, 31344410-922-78, \$2,750,000
- Civic Center fitness equipment, 31344410-946-76, \$100,000
- Thompson Park playground equipment, 31344410-942-82, \$15,000
- Clearview Park playground equipment, 31344410-942-86, \$15,000
- Triple Creek Park ballfield backstops, 31344410-942-84, \$20,000
- Clearview Park basketball court, 31344410-923-85, \$50,000
- Triple Creek soccer lights, 31344410-939-89, \$150,000
- Clearview Park walking track, 31344410-923-79, \$20,000
- Fire Hall #5 land and design, 31342220-922-105, \$625,000; and

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$4,650,000 is hereby appropriated from the 2014 Water Sewer Revenue Bond, account 319-36920, to account 31952113-922, Water Treatment Plant improvements, for expansion of the current facility; 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:

PASSED SECOND READING: _____.

MAYOR JO ANN GRAVES

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 12, 2014

DEPARTMENT: **Engineering**

AGENDA # **4**

SUBJECT:

Resolution Accepting Public Improvements for Elk Acres, Section 3A

SUMMARY:

The Planning Commission approved this resolution on July 28, 2014, to accept these public improvements.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1407-39

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY
THE CITY OF GALLATIN, TENNESSEE
ELK ACRES SUBDIVISION, SECTION 3A**

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements for Savannah Avenue and Callie Avenue located in the development hereinafter named Elk Acres Subdivision, Section 3A;

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations;

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the transportation, rights-of way and public easements described in Elk Acres Subdivision, Section 3A, Plat Book 26, Page 301, Recorded April 1, 2010 in the Register's Office for Sumner County are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, 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:

NAY:

DATED:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING THAT THE GALLATIN CITY COUNCIL ACCEPT THE PUBLIC IMPROVEMENTS FOR SAVANNAH AVENUE AND CALLIE AVENUE LOCATED IN ELK ACRES, SECTION 3A SUBDIVISION- (PC0229-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Elk Acres, Section 3A on March 22, 2010 and recorded in Plat Book 26, page 301, R.O.S.C., Tennessee; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Elk Acres, Section 3A submitted by the applicant, Goodall Inc. Builders, at its regular meeting on July 28, 2014; 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 § 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.
2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.
3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends that the Gallatin City Council accept public improvements in Elk Acres, Section 3A Subdivision as recorded in Plat Book 26, page 301, R.O.S.C. Tennessee with the following conditions:

1. Verify and correct Record Book 2377, Page 57 to Record Book 2377, Pages 75-80 in the Quitclaim Deed.
2. The owner and applicant shall submit a maintenance surety in the amount of \$24,200 to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: 6

NAY: 0

DATED: 07/28/2014



Dick Dempsey, Chairman


Johnny Wilson, Secretary

APPROVED AS TO FORM:


SUSAN HIGH MCAULEY
CITY ATTORNEY



Item 6

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance for Elk Acres, Section 3A (PC0229-14)
Savannah Avenue and Callie Avenue

Date: July 18, 2014

REQUEST: OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR SAVANNAH AVENUE AND CALLIE AVENUE LOCATED IN ELK ACRES, SECTION 3A SUBDIVISION. THE PROPERTY CONTAINS 21 LOTS ON 6.01 (+/-) ACRES.

OWNER: GOODALL INC. BUILDERS

APPLICANT: GOODALL INC. BUILDERS

STAFF RECOMMENDATION: RECOMMEND PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL WITH CONDITIONS

STAFF CONTACT: ROBERT J. KALISZ

PLANNING COMMISSION DATE: JULY 28, 2014

PROPERTY OVERVIEW: The owner and applicant are requesting the City of Gallatin to accept the public improvements for Savannah Avenue and Callie Avenue and public easements located in Elk Acres, Section 3A Subdivision. The property contains 21 lots on 6.01 (+/-) acres and all lots located in Section 3A are developed. The property is currently zoned Residential 15 – Planned Unit Development (R-15 PUD). No portion of this property is located within a flood hazard area. (Attachment 6-1)

CASE BACKGROUND:

Previous Approvals

The Planning Commission approved the Final Plat for Elk Acres, Section 3A (PC File #1-3-10C) containing 21 lots on 6.01 (+/-) acres at the March 22, 2010 meeting.

DISCUSSION:

The owner and applicant is requesting approval of Resolution 2014-66 accepting public improvements constructed in Elk Acres, Section 3A Subdivision.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 6-2) accepting the public improvements and execute the Quitclaim Deed accepting the public improvements (Attachment 6-3). The public improvements are to be accepted in accordance with Sections 1-113.107 and 3-105.5 of the Subdivision Regulations.

Engineering Division

The Engineering Division has certified that the applicant submitted all the necessary documents concerning the acceptance of public improvements for the transportation,

utilities, rights-of-way, and public easements located in Elk Acres, Section 3A Subdivision as identified in Attachment 6-4.

The Engineering Staff completed a final inspection and reported that the applicant has satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations.

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations and over 80 percent of the lots are fully developed.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety in the amount of 10 percent of the completed roadway and drainage costs. Engineering staff has determined the required maintenance surety to be \$24,200, which must be approved by the Planning Commission and City Council as part of this acceptance. The applicant shall submit a maintenance surety in the amount of \$24,200 to the Planning Department.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2014-66, recommending that the City of Gallatin accept the public improvements in Elk Acres, Section 3A Subdivision, as recorded in Plat Book 26, Page 301, in the Register's Office of Sumner County with the following conditions:

1. Verify and correct Record Book 2377, Page 57 to Record Book 2377, Pages 75-80 in the Quitclaim Deed.
2. The owner and applicant shall submit a maintenance surety in the amount of \$24,200 to the Planning Department.

ATTACHMENTS:

Attachment 6-1 Location Map

Attachment 6-2 Draft City Council Resolution Number R1407-39

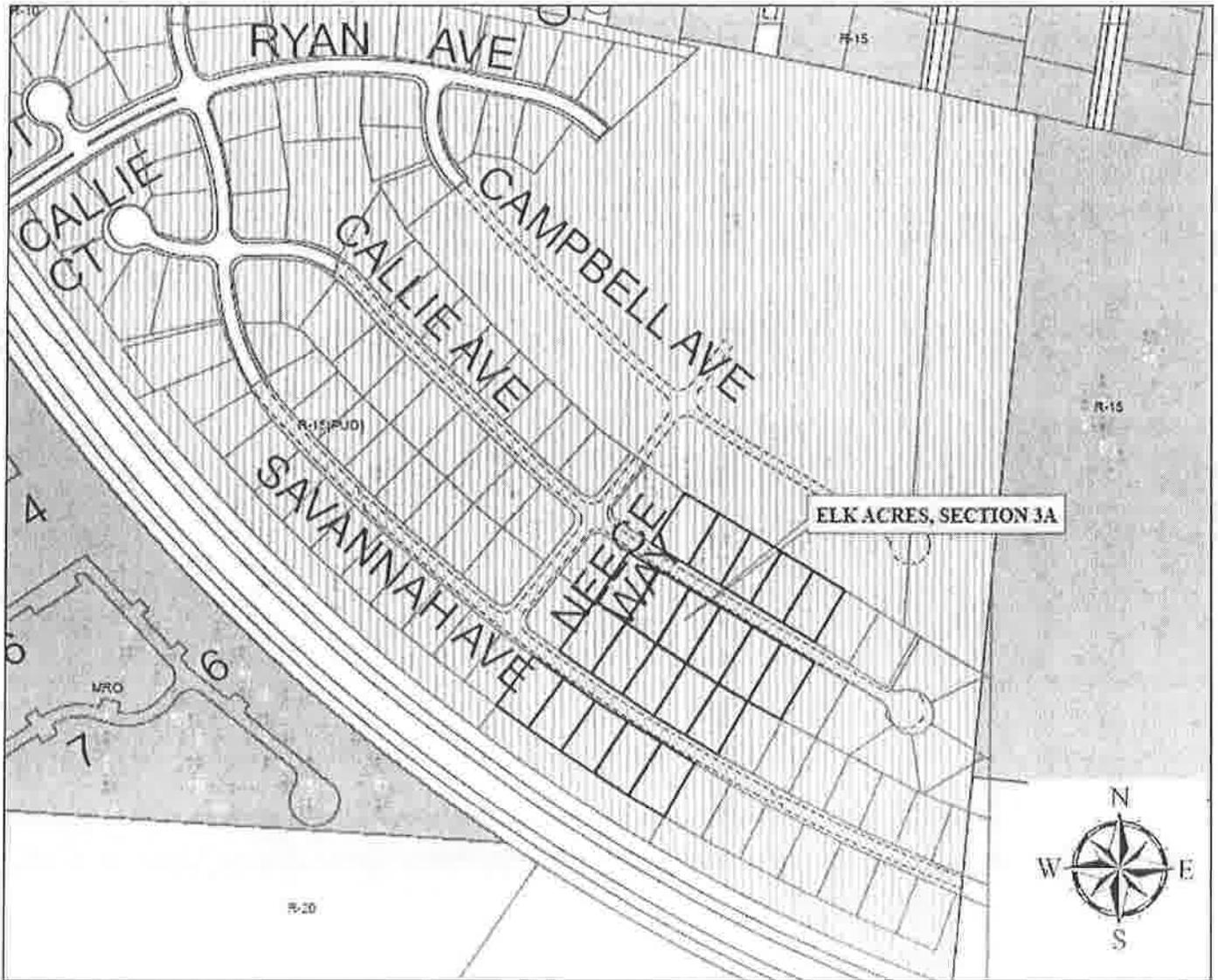
Attachment 6-3 Copy of Quitclaim Deed conveying public improvements to the City of Gallatin

Attachment 6-4 Elk Acres, Section 3A Recorded Final Plat

ATTACHMENT 6-1

ELK ACRES, SECTION 3A

LOCATION MAP



SAVANNAH AVENUE AND CALLIE AVENUE
TAX MAP #135//001.04
ZONED R15 PUD

PC0229-14

ATTACHMENT 6-2

RESOLUTION NO. R1407-39

**RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY
THE CITY OF GALLATIN, TENNESSEE
ELK ACRES SUBDIVISION, SECTION 3A**

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements for Savannah Avenue and Callie Avenue located in the development hereinafter named Elk Acres Subdivision, Section 3A;

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations;

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the transportation, rights-of way and public easements described in Elk Acres Subdivision, Section 3A, Plat Book 26, Page 301, Recorded April 1, 2010 in the Register's Office for Sumner County are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, 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:

NAY:

DATED:

MAYOR JO ANN GRAVES

ATTACHMENT 6-2

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ATTACHMENT 6-3

This instrument prepared by:
 Kay B. Housch, Esq., BPR #010995
 Kay B. Housch, P.C.
 222 Second Ave. North, Suite 310
 Nashville, TN 37201

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) City of Gallatin, Tennessee	(NAME) SAME AS NEW OWNER	Map 135
(STREET ADDRESS) 132 West Main Street	(STREET ADDRESS)	Parcels 1.04 and 2.04
(CITY) (STATE) (ZIP) Gallatin, TN 37066	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 (\$10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Goodall Inc. Builders, a Tennessee corporation, Grantor, does hereby quitclaim and convey unto City of Gallatin, Tennessee, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Sumner County, Tennessee, as follows:

Tract 1: All street right-of-ways, utilities, and drainage easements described on the Final Plat of Elk Acres Section 3A recorded in Plat Book 26, page 301, Register's Office of Sumner County Tennessee, to which plat reference is made for a more complete description.

Tract 2: All street right-of-ways, utilities, and drainage easements described on the Final Plat of Elk Acres Section 3B recorded in Plat Book 27, page 3, Register's Office of Sumner County Tennessee, to which plat reference is made for a more complete description.

Being part of the same property conveyed to Goodall Inc. Builders, a Tennessee corporation by deed recorded in Record Book 2377, page 57, Register's Office of Sumner County, Tennessee.

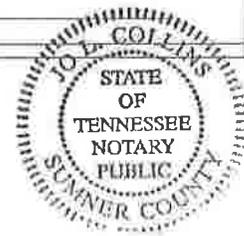
STATE OF TENNESSEE
 COUNTY OF SUMNER

The actual consideration for this transfer is \$ 0.00

Subscribed and sworn to before me this the 12th day of December, 2013.

My commission expires: 7/20/2015
 (Affix Seal)

Affiant: Robert H. Goodall, Jr.
 Notary Public: Jo L. Collins



Witness my hand this ___ day of December, 2013.

GOODALL INC. BUILDERS, a Tennessee corporation

By: Robert H. Goodall, Jr.
 Robert H. Goodall, Jr., President

STATE OF TENNESSEE
 COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert H. Goodall, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Goodall Inc. Builders, a Tennessee corporation, within named bargainer, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of Goodall Inc. Builders, a Tennessee corporation, as President.

Witness my hand and official seal, at office in Gallatin, Tennessee, this 12th day of December, 2013.

My commission expires: 7/20/2015
 Notary Public: Jo L. Collins



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GALLATIN PLANNING
 & ZONING

PC 0229-13

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 12, 2014

DEPARTMENT: **Engineering**

AGENDA # 5

SUBJECT:

The Retreat at Fairvue

SUMMARY:

The Developer of the Retreat at Fairvue is requesting permission to install brick pavers in the subdivision and additionally that the pavers will be accepted as public sidewalks once the subdivision is ready to apply for acceptance. The Engineering Department would like to discuss this with Council.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 12, 2014

DEPARTMENT: CITY ATTORNEY

AGENDA # 6

SUBJECT:

Liquor License Amendment

SUMMARY:

Ordinance Amending the GMC Chapter 3, Alcoholic Beverages, Section 3-81, Retail Sales, to provide that no retailer shall hold more than fifty percent (50%) of the retail liquor store licenses.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE AMENDING THE GALLATIN MUNICIPAL CODE, CHAPTER 3,
ALCOHOLIC BEVERAGE, SECTION 3-81, RETAIL SALES, TO PROVIDE THAT NO
RETAILER SHALL HOLD MORE THAN FIFTY PERCENT (50%) OF THE RETAIL
LIQUOR STORE LICENSES

WHEREAS, Public Chapter No. 554 of the 2014 Public Acts amended Tennessee Code Annotated, Title 2 and Title 57, relative to alcoholic beverages;

WHEREAS, Section 28 of Public Chapter 554 amended Tennessee Code Annotated Section 57-3-406(a) by adding Section 57-3-406(a)(2) to provide that nothing shall prohibit the holder of a retail license from having more than one (1) retail license;

WHEREAS, Section 28 of Public Chapter 554 amended Tennessee Code Annotated Section 57-3-406(a) by adding Section 57-3-406(a)(3) to provide that in any municipality in which the issuance of two (2) or more retail licenses have been authorized under Section 57-3-208(c), no retail licensee shall hold more than fifty percent (50%) of the licenses authorized for issuance in such municipality;

WHEREAS, Gallatin Municipal Code, Chapter 3, Article II, Section 3-81(a) currently prohibits the holder of a retail license from having more than one license; and

WHEREAS, Gallatin Municipal Code, Chapter 3, Article II, Section 3-81(a) must be amended to comply with State law.

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

1. Gallatin Municipal Code, Chapter 3, Article II, Section 3-81 be amended by deleting Section 3-81(a) in its entirety and replacing it with the following:

- (a) No retailer shall hold more than fifty percent (50%) of the licenses authorized for issuance by Section 3-62 herein.

2. This ordinance shall take effect from and after its final passage, the public welfare requiring it.

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 12, 2014

DEPARTMENT: **Fire Department**

AGENDA # **7**

SUBJECT:

Discuss land at Clearlake Meadow and Nichols Lane for possible location of future Fire Station #5

SUMMARY:

A parcel of land at Clearlake Meadow and Nichols Lane has been suggested as a possible site for Fire Station #5.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 12, 2014

DEPARTMENT: Mayor Graves

AGENDA # 8

SUBJECT:

Discuss Lots Behind Joey's Furniture & Flooring for Possible Purchase

SUMMARY:

Information Will Be Handed Out at Next Council Work Session

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: