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**CITY OF GALLATIN  
COUNCIL MEETING**

**August 19, 2014**

**6:00 pm**

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

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- Call to Order – Mayor Jo Ann Graves
- Invocation
- Pledge of Allegiance – Councilman Hayes
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: Special-Called Council Meeting July 18, 2014 & City Council Meeting August 5, 2014
- Public Recognition on Agenda-Related Items
- Mayor’s Comments

**AGENDA**

1. **Second Reading Ordinance No. O1407-40** Ordinance to vacate right-of-way to Melissa Matasik at Woods Ferry Road- Map/Parcel 126-M-B-008.00. **(Councilman Camp)**
2. **Second Reading Ordinance No. O1407-42** Ordinance appropriating \$30,000 for downtown signage **(Councilwoman Brackenbury)**
3. **Second Reading Ordinance No. O1407-43** Ordinance appropriating \$90,000 for the roadwork at Lower Station Camp Creek Road **(Councilman Hayes)**
4. **Second Reading Ordinance No. O1408-45** Ordinance awarding bid and authorizing funds in the total amount of \$21, 683 to conduct city compensation and benefits study **(Councilwoman Brackenbury)**
5. **First Reading Ordinance No. O1407-44** 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 **(Councilman Mayberry)**
6. **First Reading Ordinance No. O1408-48** Ordinance appropriating funds for 2013/2014 Carry-Over Capital Projects **(Vice Mayor Alexander)**
7. **First Reading Ordinance No. O1408-50** 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 **(Councilman Overton)**
8. **First Reading Ordinance No. O1408-51** Ordinance authorizing funds in the amount of \$119,000.00 to purchase Lots 103 and 104 in Clear Lake Meadows development, Section 7, Phase 1 for the purpose of building Gallatin Fire Station Number Five. **(Councilman Overton)**
9. **First Reading Ordinance No. O1408-52** Ordinance authorizing funds in the amount not to exceed \$45,000 to purchase property located on South Water Avenue with Map/Parcel 126C/J/006.00 owned by Joey and Donna Gregory, Gallatin, Tennessee

10. **Resolution No. R1407-39** Resolution accepting public improvements by the City of Gallatin, Tennessee Elk Acres Subdivision, Section 3A **(Councilman Camp)**

11. **Resolution No. R1408-43** Resolution awarding health insurance contract for the City of Gallatin **(Councilwoman Kemp)**

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

**Gallatin  
City Council  
Special-Called Meeting**

**July 8, 2014**

The Gallatin City Council met in special-called session on Tuesday, July 8, 2014, in the Dr. J. Deotha Malone Council Chambers Gallatin City Hall. Mayor Jo Ann Graves called the meeting to order.

**PRESENT:**

Mayor Jo Ann Graves  
Councilwoman Julie Brackenbury  
Councilman Steve Camp  
Councilwoman Anne Kemp  
Councilman Craig Hayes  
Councilman Ed Mayberry  
Councilman Jimmy Overton

**ABSENT:**

Vice Mayor John D. Alexander

**OTHERS PRESENT:**

Connie Kittrell, City Recorder  
Rachel Nichols, Finance/IT  
Rosemary Bates, Special Projects  
David Gregory, Public Utilities  
News Examiner, Reporter  
Billy Crook, Fire Chief  
Bill McCord, City Planner

Nick Tuttle, City Engineer  
Debbie Johnson, H.R. Director  
Don Bandy, Police Chief  
James Fenton, EDA Director  
David Brown, Leisure Services  
Chuck Stuart, Building Official  
Ronnie Stiles, Public Works Dir.

**Public Recognition**

Mayor Graves called for public recognition on agenda items only.

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

**Agenda**

1. **Ordinance #O1406-38 - First Reading**

Councilman Hayes presented this ordinance appropriating \$293,826.50 for the Right-of-Way Deposit to TDOT for the GreenLea Boulevard Extension.

Councilman Hayes made motion to approve; Councilwoman Brackenbury second. Motion carried with 6 ayes and 0 nays.

2. Resolution #R107-37

Councilwoman Brackenbury presented this resolution authorizing the issuance, sale and payment of General Obligation Bonds of the City of Gallatin, Tennessee in the aggregate principal amount of not to exceed \$15,500,000; and providing for the levy of taxes for the payment of debt service on the bonds.

Councilwoman Brackenbury made motion to approve; Councilman Overton second.

Councilman Mayberry asked about the reappraisal and the certified rate.

Finance/IT Director Rachel Nichols stated the certified rate from the County is 0.9914.

Mayor called for the vote. Motion carried with 6 ayes and 0 nays.

3. Resolution #R1407-38 - Supplemental Resolution #No. 3

Councilman Mayberry presented this resolution supplemental to the master resolution pertaining to water and sewer revenue obligations, authorizing the issuance of not to exceed \$6,000,000 in aggregate principal amount of water and sewer system revenue refunding and improvement bonds, Series 2014 of the City of Gallatin, Tennessee; making provision for the issuance, sale and payment of said Series 2014 Bonds; and establishing the terms thereof and the disposition of proceeds therefrom.

Councilman Mayberry made motion to approve; Councilman Overton second. Motion carried with 6 ayes and 0 nays.

Adjourn

With no further business to discuss, Mayor Graves adjourned the meeting.

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Mayor Jo Ann Graves

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City Recorder Connie Kittrell

# City of Gallatin City Council Meeting

**August 5, 2014**

The Gallatin City Council met in regular session on Tuesday, August 5, 2014 in the Dr. J. Deotha Malone Council Chambers Gallatin City Hall. Mayor Jo Ann Graves called the meeting to order at 6:00 P.M. Vice Mayor John D. Alexander led the opening prayer and Councilman Craig Hayes led the Pledge of Allegiance.

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

**Present:**

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

**Absent:**

**Others Present**

Ronnie Stiles, Public Works Director  
David Gregory, Public Utilities Dir.  
Debbie Johnson, Human Resource Dir.  
Bill McCord, City Planner  
News Examiner, Reporter  
Rosemary Bates, Special Projects Director  
Chuck Stuart, Building Official  
Susan High McAuley, City Attorney

David Brown, Leisure Services Dir.  
Rachel Nichols, Finance/IT Director  
Don Bandy, Police Chief  
Connie Kittrell, City Recorder  
Zach Wilkinson, Engineering Dept.  
Gallatin Newspaper, Reporter  
Tommy Dale, Assistant Fire Chief

**Approval of Minutes**

Mayor Graves presented the minutes of the July 15, 2014 City Council Meeting for approval. Councilman Overton made motion to approve; Councilwoman Brackenbury second. Motion carried with 7 ayes and 0 nays.

**Public Recognition on Agenda Related Items**

Mayor Graves opened public recognition on agenda related items.

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

**Mayor's Comments**

Mayor announced the following:

- Bonds were sold today and the City has an AA+ rating and the Public Utilities Department rating is AA. Mayor stated the Gallatin Public Utilities Department is the highest rating utility in Sumner County. Mayor added that the interest rate for the General Bond is 2.69% and the interest rate for GPU is 2.54%.
- Music at the Market is Thursday, August 14<sup>th</sup> at the Farmers Market from 6:30 – 8:00 PM with the Todd London Jazz Trio performing.
- Third Thursday on Main is August 21<sup>st</sup> featuring The Springs Band at 6:30 PM
- Supper in the Park is August 11<sup>th</sup> in Triple Creek Park pavilion at 5:30 PM with reservations through the Chamber of Commerce
- The Montage of Gallatin is on sale for \$10 at the City of Gallatin and the Chamber of Commerce with a limited number available.

**Agenda**

**1. Ordinance #O1405-35 - Second Reading**

Councilman Hayes presented this ordinance of the City of Gallatin, Sumner County, Tennessee reaffirming the Planned General Commercial (PGC) District zoning on 10.95 (+/-) acres (S.B.E. Tax Map #136//Parcels 007.01 and 008.01), located at 1394 Nashville Pike and approving a Preliminary Master Development Plan for the Miracle Ford Dealership authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date.

Councilman Hayes made motion to approve; Councilwoman Kemp second.

Councilman Hayes made motion to amend to include corrected Exhibit B; Councilman Mayberry second. Motion on the amendment carried with 7 ayes and 0 nays.

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

**2. Ordinance #O1406-39 – Second Reading**

Councilman Overton presented this ordinance appropriating \$6,218.99 from sale of surplus Fire Department vehicles to account 110-42220-312.

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

**3. Ordinance #O1407-41 – Second Reading**

Vice Mayor Alexander presented this ordinance amending Gallatin Municipal Code, Chapter 5, Buildings and Building Regulation by adopting amendments to previously adopted model codes promulgated by the International Code Council and other related matters.

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

**4. Ordinance #O1407-40 – First Reading**

Councilman Camp presented this ordinance to vacate right-of-way to Melissa Matasik at Woods Ferry Road – Map/Parcel 126/M/B/008.00.

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

**5. Ordinance #O1407-42 – First Reading**

Councilwoman Brackenbury presented this ordinance appropriating \$30,000 for downtown signage.

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

**6. Ordinance #O1407-43 – First Reading**

Councilman Hayes presented this ordinance appropriating \$90,000 for the roadwork at Lower Station Camp Creek Road.

Councilman Hayes made motion to approve; Councilman Overton second.

Councilman Hayes made motion to amend to close the section of the road to the subdivision where Stone Creek property ends and Jenkins Lane; Councilwoman Kemp second.

There was much discussion by Council on this issue.

Mayor called for the vote on the amendment. Motion failed with 2 ayes and 5 nays. Councilman Hayes voted aye and Councilwoman Kemp voted aye. Vice Mayor Alexander voted nay, Councilman Mayberry voted nay, Councilwoman Brackenbury voted nay, Councilman Camp voted nay, and Councilman Overton voted nay.

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

**7. Resolution #R1406-34**

Councilman Mayberry presented this resolution approving new and revised job descriptions and pay grades.

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

**8. Resolution #R1408-41**

Councilman Overton presented this resolution authorizing Mayor to execute contract of purchase of 170 West Franklin Street.

There was much discussion on this resolution.

Council discussed a rehabilitation plan/cost estimate for the city owned Health Department Building on South Water as an alternative for use by the Gallatin Police Department.

Councilwoman Kemp made motion to defer; Councilman Camp second. Motion carried with 7 ayes and 0 nays.

Council requested a cost estimate for the rehab of the Health Department building and there being no binding contract on the 170 West Franklin Street property.

**9. Resolution #R1408-42**

Councilwoman Kemp presented this resolution authorizing Mayor to execute purchase of sale agreement related to Beretta U.S.A. locating in the City's Industrial Park.

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

### Other Business

Mayor Graves called for other business.

- Councilman Overton made motion to allow Assistant Fire Chief Tommy Dale to present Resolution #R1408-40; Councilwoman Brackenbury second. Motion carried with 7 ayes and 0 nays.

Assistant Fire Chief presented Resolution #R1408-40 authorizing the sale of a 1985 Chevrolet Mini Pumper to Southeast Community Volunteer Fire Department for the purchase price of \$5,000.

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

- Human Resource Director Debbie Johnson presented an ordinance to appropriate funds for the compensation/benefit study. Ms. Johnson stated the company chosen to conduct the compensation/benefit study is McGruff Human Resources Group from Illinois in the amount of \$21,683 and they were the lowest bid.

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

Ms. Johnson stated the completion target date is the end of this year and includes the department heads.

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

- Councilwoman Brackenbury requested Lenox Place discussion on the next work session agenda with all parties invited.
- Councilman Overton asked for an update on the expansion at the Civic Center. Mayor Graves stated the RFQ's came in last week with a firm rankings meeting this Thursday.
- Human Resource Director Debbie Johnson gave an update and summary of the recommendations of the Community Outreach Committee formed back in February 2014.

Ms. Johnson reported there are approximately 200 applications for the Civic Center Marketing Position.

**Public Recognition on Non-Agenda Related Items**

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

- Joe Debord of 1007 Hart Street complimented Ms. Johnson on the presentation/project of the Community Outreach Committee.

Mr. Debord spoke about the city handling bulk refuse, no landfill and Chik-Filet recycling Styrofoam.

City Planner Bill McCord stated he had applied for a \$700,000 grant for sidewalks from the MPO.

- Ron Morrow of Beth Court spoke about the problem of people parking in the Grandview Subdivision to attend events in Triple Creek Park. He spoke about the city installing a fence and the lack of animal clean-up after the recent rodeo.

**Adjourn**

With no other business to discuss Mayor Graves adjourned the meeting.

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Mayor Jo Ann Graves

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City Recorder Connie Kittrell

ORDINANCE TO VACATE RIGHT-OF-WAY TO MELISSA MATASICK AT  
WOODS FERRY ROAD – MAP/PARCEL 126M-B-008.00.

WHEREAS, THE CITY OF GALLATIN has determined that it no longer needs and proposes to vacate certain right-of-way;

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

Section 1. That the portion of the right-of-way, as described in the attached EXHIBIT “A” is wholly vacated and shall no longer be a part of the street and alley systems of the City of Gallatin and is hereby transferred to Melissa Matasick.

Section 2. That if the City of Gallatin determines that it needs the use of the ROW, Melissa Matasick will grant the Woods Ferry Road ROW back to the City at no cost to the City.

Section 3. That the Mayor is authorized to execute any and all documents necessary to effectuate the terms of this agreement.

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

Passed first reading: August 5, 2014.

Passed second reading: \_\_\_\_\_.

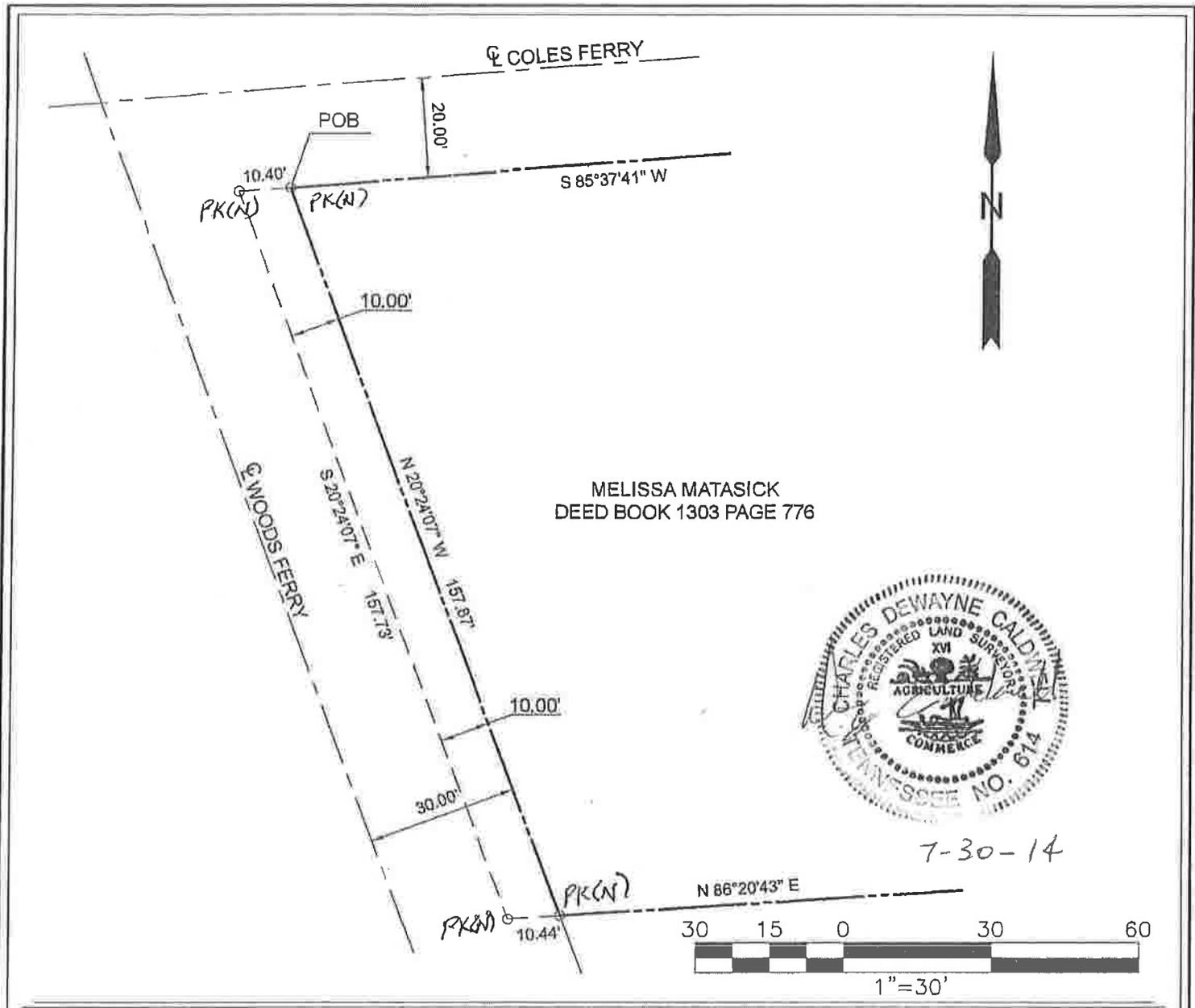
\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

\_\_\_\_\_  
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

\_\_\_\_\_  
SUSAN HIGH-MCAULEY, CITY ATTORNEY



**LEGAL DESCRIPTION**

A tract of land in the Third Civil District of Sumner County, Tn - , and more particularly described as follows:

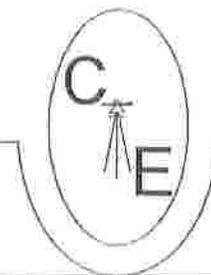
Beginning at a PK nail which is 20 feet southerly from the centerline of Coles Ferry Road and 30 feet easterly from the centerline of Woods Ferry Road, thence severing the right-of-way of Woods Ferry Road for the next three calls N 85° 37' 41" W 10.40 feet to a PK nail, thence S 20° 24' 07" E 157.73 feet to a PK nail, thence N 86° 20' 43" E 10.44 feet to a PK nail same being the southwest corner of Matasick as recorded in Book 1303, Page 776, R.O.S.C., TN, thence with Matasick N 20° 24' 07" W 157.87 feet to the point of beginning, containing 1,578 square feet, more or less.

**EXHIBIT A**

CALDWELL ENGINEERING & SURVEYING

P.O. BOX 323 HENDERSONVILLE, TN 37077

DATE: 07/15/2014 DRAWING NO.: 14-2\_AS.DWG



SHEET NO.  
1 / 1  
JOB NO.  
14-2



**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

July 22, 2014

**DEPARTMENT:** Councilwoman Brackenbury

**AGENDA #**

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**SUBJECT:**  
Discussion of Funding for Parking Signs Downtown

**SUMMARY:**

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**Notes:**

ORDINANCE APPROPRIATING \$90,000 FOR THE ROADWORK AT LOWER  
STATION CAMP CREEK ROAD

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$90,000 is hereby appropriated from the Undesignated Fund Balance of the General Fund for the repavement and addition of a raised crosswalk and speed bumps on Lower Station Camp Creek Road.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$90,000 be appropriated to account number 11041670-931-107, Traffic Calming;

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

PASSED FIRST READING: August 5, 2014.

PASSED SECOND READING:

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MAYOR JO ANN GRAVES

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

July 8, 2014

**DEPARTMENT:**    **Engineering**

**AGENDA # 5**

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**SUBJECT:**

Lower Station Camp Creek Road

**SUMMARY:**

See attached figure for the alternative that Council requested further details on. The construction cost estimate to complete the plan would include approximately \$20,000 for traffic calming features and \$70,000 for repaving.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**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**

8/12/2014

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

**AGENDA #**

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**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

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Approved   
Rejected   
Deferred

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**Notes:**

ORDINANCE AWARDING BID AND AUTHORIZING FUNDS IN THE TOTAL AMOUNT OF \$21,683 TO CONDUCT CITY COMPENSATION AND BENEFITS STUDY

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the bid for a compensation and benefits study submitted by McGrath Human Resources Group in the amount of \$21,683.00 is hereby accepted and awarded.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of up to \$21,683.00 is appropriated from the undesignated balance of the general fund for the completion of a compensation and benefits study.

BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE, that the Mayor is hereby authorized to execute all necessary contracts and agreements for said compensation and benefits study.

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: August, 5, 2014

PASSED SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

\_\_\_\_\_  
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

\_\_\_\_\_  
SUSAN HIGH-MCAULEY, CITY ATTORNEY

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 #**

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**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

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Approved   
Rejected   
Deferred

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**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:** CITY ATTORNEY

**AGENDA #**

---

**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 AUTHORIZING FUNDS IN THE AMOUNT OF \$119,000.00 TO PURCHASE LOTS 103 AND 104 IN CLEAR LAKE MEADOWS DEVELOPMENT, SECTION 7, PHASE 1 FOR THE PURPOSE OF BUILDING GALLATIN FIRE STATION NUMBER FIVE.

**BE IT ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE,** that the total funds in the amount of \$119,000 for the purchase of said property is authorized and appropriated from the 2014 General Obligation Bond, Account 31342220-922-105.

**BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE,** that a contract for the purchase of said real property shall be approved by the City Attorney and the Mayor shall be authorized to execute said contract and any other document necessary to effectuate the purchase of the aforescribed property.

**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: \_\_\_\_\_.

PASSED SECOND READING: \_\_\_\_\_.

\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

\_\_\_\_\_  
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

\_\_\_\_\_  
SUSAN HIGH-MCAULEY, CITY ATTORNEY

**RCH PROPERTIES**  
**CHRIS HELSON, OWNER-BROKER**  
**1121 WILLOWLAKE DRIVE - GALLATIN - 452-9080**  
**TN LICENSE #258364**

**CONTRACT FOR SALE OF REAL ESTATE**

This Contract of sale made this 15<sup>th</sup> day of August, 2014, by and between  
Daniel Hurst and Robert C. Helson (Licensed Real Estate Broker) hereinafter called the seller(s) and  
City of Gallatin hereinafter called the purchaser(s).

**WITNESSETH:** That the seller(s) in consideration of the sum of -0- DOLLARS as earnest money and in part payment of the purchase price has this day sold and does hereby agree to convey by a good and valid warranty deed to said purchaser(s), or to such person as he may in writing direct, the following described real estate, to wit:

Lots #103 and 104 of Clear Lake Meadows Section Seven  
which is a plat of record in Plat Book 25 Page 300 R.C.S.C.T.

**CONSIDERATION:** Purchaser(s) agrees to purchase said real estate and to pay therefore the sum of \$119,000 DOLLARS,  
upon the following terms: Cash one hundred nineteen thousand

Buyer is purchasing property "AS IS"

Title is to be conveyed subject to all restrictions, easements, leases, and covenants of record, and subject to zoning ordinances or laws of any governmental authority having jurisdiction. The improvements on the said land are to be delivered in as good condition as they are as of the date of this contract, ordinary wear and tear excepted, and if not in such condition when final settlement is made, the Seller(s) is obligated to put them in such condition, or to compensate the Purchaser(s) for his failure to do so. Seller(s) to bear risk of hazard loss until midnight day of closing.

UNLESS OTHERWISE SPECIFIED THIS SALE IS TO BE CLOSED WITHIN 5 DAYS AFTER AGENT GIVES ALL PARTIES NOTICE THAT SALE IS READY TO CLOSE. THIS CONTRACT TAKES PRECEDENCE OVER ALL PRINTED ADVERTISING OR ANY OTHER PRINTED MATTER.

The undersigned agent and the above named agency will not be responsible for: (A) Quotas, bases, or allotments controlled by the ASCS office and for said county in which the above described property is located. (B) Amount of acres or location of boundary lines of the above described property. (C) The removal of fixtures or appurtenances from the above described property. (D) Nor warrant in any way the title to or condition of the above described property. (E) Nor in any way be responsible for accuracy of survey, if any.

It is understood and agreed that if the title is not good and can not be made good within a reasonable time after written notice has been given that the title is defective specifically pointing out the defects, then this earnest money which has been deposited with the undersigned Agent, shall be returned to the Purchaser(s) and the usual commission shall be paid the Agent by the Seller(s), and this sale is to be null and void. But if the title is good and the property is not paid for as specified herein, this earnest money shall be forfeited. Agent will received full commission from earnest money with the remainder of earnest money going to seller. It is earnestly understood and agreed however, that such forfeiture shall in no way affect their right of either party to enforce the specific performance of this contract. The Seller(s) agrees to pay the undersigned Agent a commission of -0- percent of the total sale or exchange price unless otherwise specified herein, such commission to be paid in cash at time of closing this transaction. If real estate is being exchanged, each party hereto agrees to furnish deeds and pay the agent the commission on the real estate each contract herein to convey, and otherwise fulfill obligation incumbent upon the Seller as outlined above.

Possession DGD Taxes Prorated  
To be closed on or before Sept 30, 2014 Insurance N/A Escrow N/A

Seller(s) to pay at closing: Deed  Attorney Title Letter [ ] Title Insurance  Termite Letter [ ] Closing Agents Fee   
Purchaser(s) to pay closing: Transfer Tax  Recording Fees  Title Letter [ ] Title Insurance [ ] Closing Agents Fee   
and if purchaser(s) obtain a loan on the property, he is to pay all expense incident thereto.

Should there be any tax, insurance, or other accrual items on deposit with the holder of any debt secured by said premises and assumed by Purchaser(s), the Purchaser(s) will at the time of closing reimburse the Seller(s) therefore. The Purchaser(s) has inspected this property and all improvements and accepts the same in its existing condition, as is, where is, with no warranties or representations having been expressed or implied as to habitability, merchantability, shape, size, quality, character, condition, or kind, by the seller(s) or the agent, which have are not expressly provided herein. Neither is there any warranty or representation that this property is in condition or fit to be used for the purpose(s) for which the purchaser(s) intends.

Buyer(s) and Seller(s) hereby agree the undersigned Agent and the above named Agency shall be entitled to recover all costs and reasonable attorney's fees in any successful action by Agent and the above named Agency to enforce this contract or any portion thereof. Buyer(s) and Seller(s) further agree that Agent and the above named Agency shall also be entitled to all costs, including reasonable attorney's fees, incurred in successfully defending any claim or demand brought against Agent and the above named Agency in any way related to the transaction which is the subject of this contract. In the event said claim or demand is brought by a third party, then Buyer(s) and Seller(s) shall indemnify Agent and the above named Agency to the fullest extent permitted by law, including without limitation reasonable attorney's fees.  
Stewart Title to handle sellers closing 264-2722

Witness the signatures of all parties the day and year above written.

Subject to clearance of any check given, The undersigned Agent acknowledges receipt of the above mentioned earnest money and hold same in trust subject to the terms of this contract.

By [Signature] [Signature]  
Deed Property To: \_\_\_\_\_  
Daniel Hurst Seller(s)  
Buyer's Phone: \_\_\_\_\_  
X Purchaser(s)

# For Sale

13 Lots

Clear Lake Meadows Section 7 / Nichols Lane

Lot #	---	Listing Price	---	Status
92	-	\$59,500	-	Pending
93	-	\$59,500	-	Pending
94	-	\$59,500	-	Pending
95	-	\$59,500	-	Sold
96	-	\$59,500	-	Sold
97	-	\$59,500	-	Sold
98	-	\$59,500	-	Sold
99	-	\$59,500	-	Sold
100	-	\$59,500	-	Pending
101	-	\$59,500	-	Pending
102	-	\$59,500	-	Pending
103	-	\$59,500	-	Available
104	-	\$59,500	-	Available

RCH Properties

Chris Helson

(615) 804-5000

AS of:  
8-13-2014  
Wab GFD/AC

**SUBJECT'S NOTES:**

1. THIS SURVEY WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE, THE SURVEY IS SUBJECT TO THE FINDINGS OF AN INDEPENDENT TITLE SEARCH. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR INTERESTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: TARA INTERESTS, INC. R.B. 1800, P.O. BOX 72, FRIENDSWOOD, TX.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS MAP IS PART OF PARCEL 203 ON TAX MAP 138.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE ASSESSMENT, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. FIELD LOCATION OF ANY UNDERGROUND UTILITIES WAS NOT MADE. THE LOCATION OF ANY UNDERGROUND UTILITIES ON THIS SITE, INCLUDING SANITARY UTILITIES AND/OR STRUCTURES, MAY BE DISCOVERED. NO EXCAVATIONS WERE MADE EXCEPT FOR THE PURPOSES OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR INTERESTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. CALL 1-800-393-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SURFACE ENCUMBRANCES ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THIS PROPERTY IS ZONED "R20" AS OF THE DATE OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE RIGHT OF WAY PLANS FOR:
  - a. TOWNESSE HIGHWAY 109 BY-PASS
  - b. A REVIEW OF FIELD NOTES INDICATING THAT THE CORNER POINTS OF THE SUBJECT PROPERTY DATE SEPTEMBER 20, 2004, SHOW ALL BEARINGS TO BE SHOWN AS "S 82° 22' 20" E 117° 28' 28" W 100' 0" 0" PLAIN.
9. THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF TENNESSEE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR INTERESTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
10. ALL LOT CORNERS TO BE MARKED WITH 1/2" CAPPED IRON PEGS.
11. ALL LOT CORNERS TO BE MARKED WITH 1/2" CAPPED IRON PEGS.
12. DIMENSIONAL ACCESS TO NICHOLS LANE IS LIMITED TO THE 30' AREAS SHOWN.



**LEGEND**

PROPERTY BOUNDARY

LOT LINE

EXISTING CONCRETE MONUMENT (NEW)

CONCRETE MONUMENT (OLD)

CAPPED 1/2" IRON ROD (NEW)

IRON ROD (OLD)

WOODEN STAKE W/ MARKS

WATER LINE

GAS LINE

5" GRASS STRIP

PROPOSED CURB

EDGE OF PAVEMENT

EDGE OF ROADWAY

ZONED "R20"

MAP 138, PARCEL 203

TARA INTERESTS, INC.

R.B. 1800, P.O. BOX 72, FRIENDSWOOD, TN.

(FUTURE DEVELOPMENT)



DATE: 08/20/08

158 08/20/08

**LINE TABLE**

LINE NO.	STARTING POINT	ENDING POINT	BEARING	DISTANCE
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...

LOCATION MAP

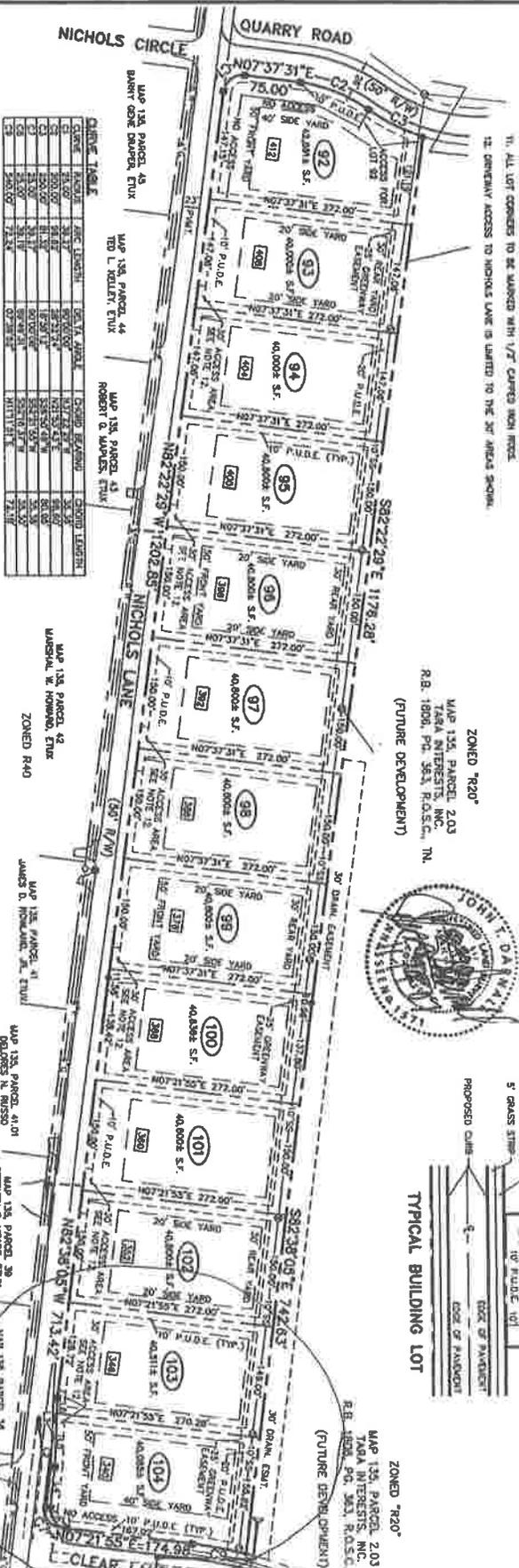
NOT TO SCALE

DRAWN & DEVELOPED BY

TARA INTERESTS, INC.

P.O. BOX 72

FRIENDSWOOD, TX 77534



**PARCEL TABLE**

LOT NO.	AREA (S.F.)	OWNER
92	40,000	...
93	40,000	...
94	40,000	...
95	40,000	...
96	40,000	...
97	40,000	...
98	40,000	...
99	40,000	...
100	40,000	...
101	40,000	...
102	40,000	...
103	40,000	...
104	40,000	...

**CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS**

I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee.

**CERTIFICATE OF OWNERSHIP AND DONATION**

I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee.

**CERTIFICATE OF ACCURACY**

I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee.

**Darnell & Associates, LLC**

LAND SURVEYING - LAND DEVELOPMENT SERVICES - DESIGN

100 South Main Street, Nashville, Tennessee 37203

PH 615-208-6040 Fax 615-208-6043 dandac@earthlink.net

**CLEAR LANE REMOVALS, SECTION 51**

**PHASE ONE, FINAL PLAT**

NICHOLS LANE, CITY OF GALLATIN, 3RD CIVIL DISTRICT, SUMNER COUNTY, TENN.

TOTAL ACRES = 12.1848

ADDRESS OF NEW ROAD = 000000

OWNER = J.S. SHORR

SCALE 1" = 100'

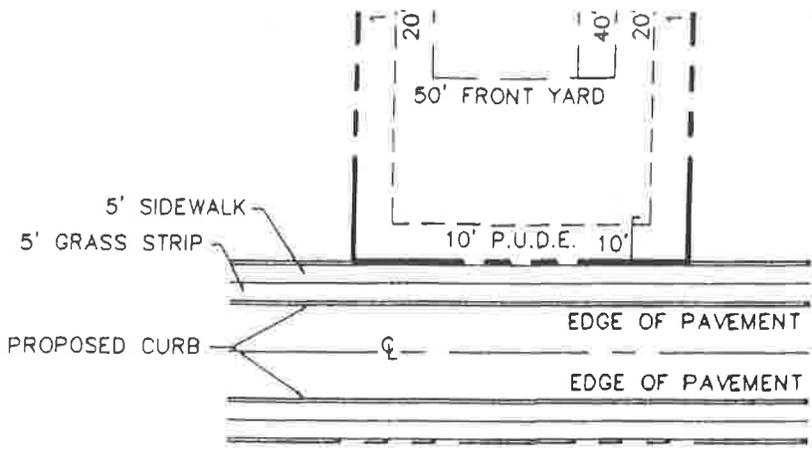
DRAWN/TITLE: DARNELL & ASSOC

DATE: MARCH 20, 2007

SHEET NO. 1 OF 1

20 0000  
CT PAR

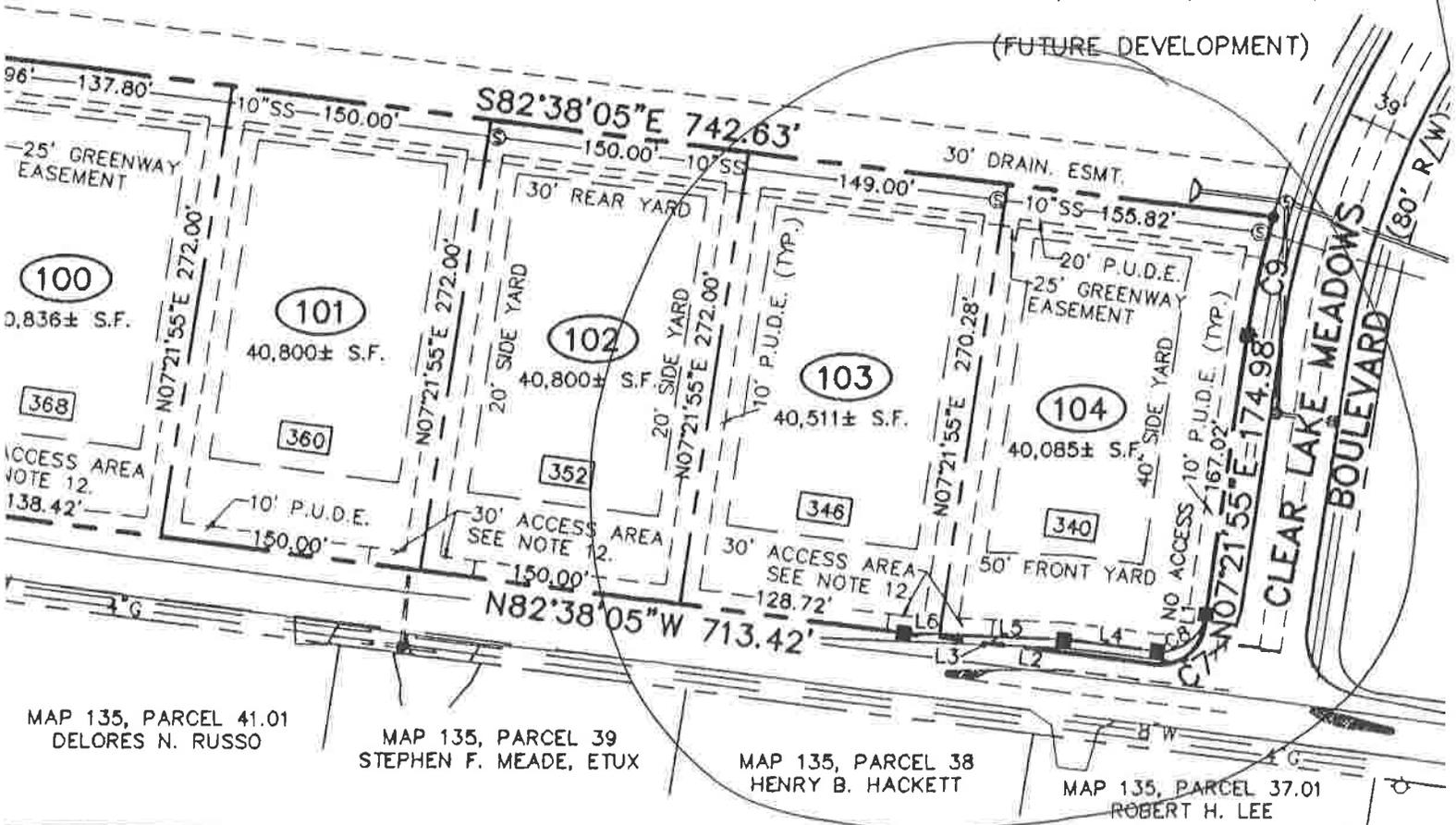
MAP 135 / PARCEL 2.03  
 TARA INTERESTS INC.  
 P.O. BOX 72  
 FRIENDSWOOD, TX. 77549



**TYPICAL BUILDING LOT**

ZONED "R20"

MAP 135, PARCEL 2.03  
 TARA INTERESTS, INC.  
 R.B. 1806, PG. 363, R.O.S.C., TN.



**darnall & Associates, LLC**  
 SURVEYING - LAND DEVELOPMENT SERVICES  
 CONSTRUCTION STAKING - DESIGN  
 106 Joslin Avenue Gallatin, Tennessee 37066  
 206-6942 Fax 615-206-6943 darnallandassoc@comcast.net

**CLEAR LAKE MEADOWS, SECTION SEVEN,  
 PHASE ONE, FINAL PLAT**  
 NICHOLS LANE, CITY OF GALLATIN,  
 3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

**STATE OF APPROVAL FOR RECORDING**  
 I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN PREPARED TO COMPLY WITH THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION ACT, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE SET FORTH IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

08  
 21-08  
*Johy Darnall*  
 SECRETARY, PLANNING COMMISSION  
*DD*  
 CHAIRMAN'S INITIALS

TOTAL ACRES = 12.183±	TOTAL LOTS = 13
ACRES OF NEW ROAD = 0.023±	FEET OF NEW ROAD = 0
OWNER: AS SHOWN	CIVIL DISTRICT: 3RD
SCALE: 1"=100'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	SUMNER COUNTY
JOB #04-003	STATE OF TENNESSEE
DATE: MARCH 29, 2007	SHEET NO. 1 OF 1

**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

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Notes:**

**ORDINANCE AUTHORIZING FUNDS IN AN AMOUNT NOT TO EXCEED \$45,000 TO PURCHASE PROPERTY LOCATED ON SOUTH WATER AVENUE WITH MAP/PARCEL 126C/J/006.00 OWNED BY JOEY AND DONNA GREGORY, GALLATIN, TENNESSEE**

**BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,** that the total funds in the amount not to exceed \$45,000 for the purchase price, taxes, recording fees, closing costs, etc of property located on South Water Avenue with Map/Parcel 126C/J/006.00 owned by Joey and Donna Gregory, Gallatin, Tennessee is authorized and appropriated from the general fund.

**BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,** that the contract for the purchase of said real property shall be approved by the City Attorney and the Mayor shall be authorized to execute said contract and any other document necessary to effectuate the purchase of the aforescribed property.

**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: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

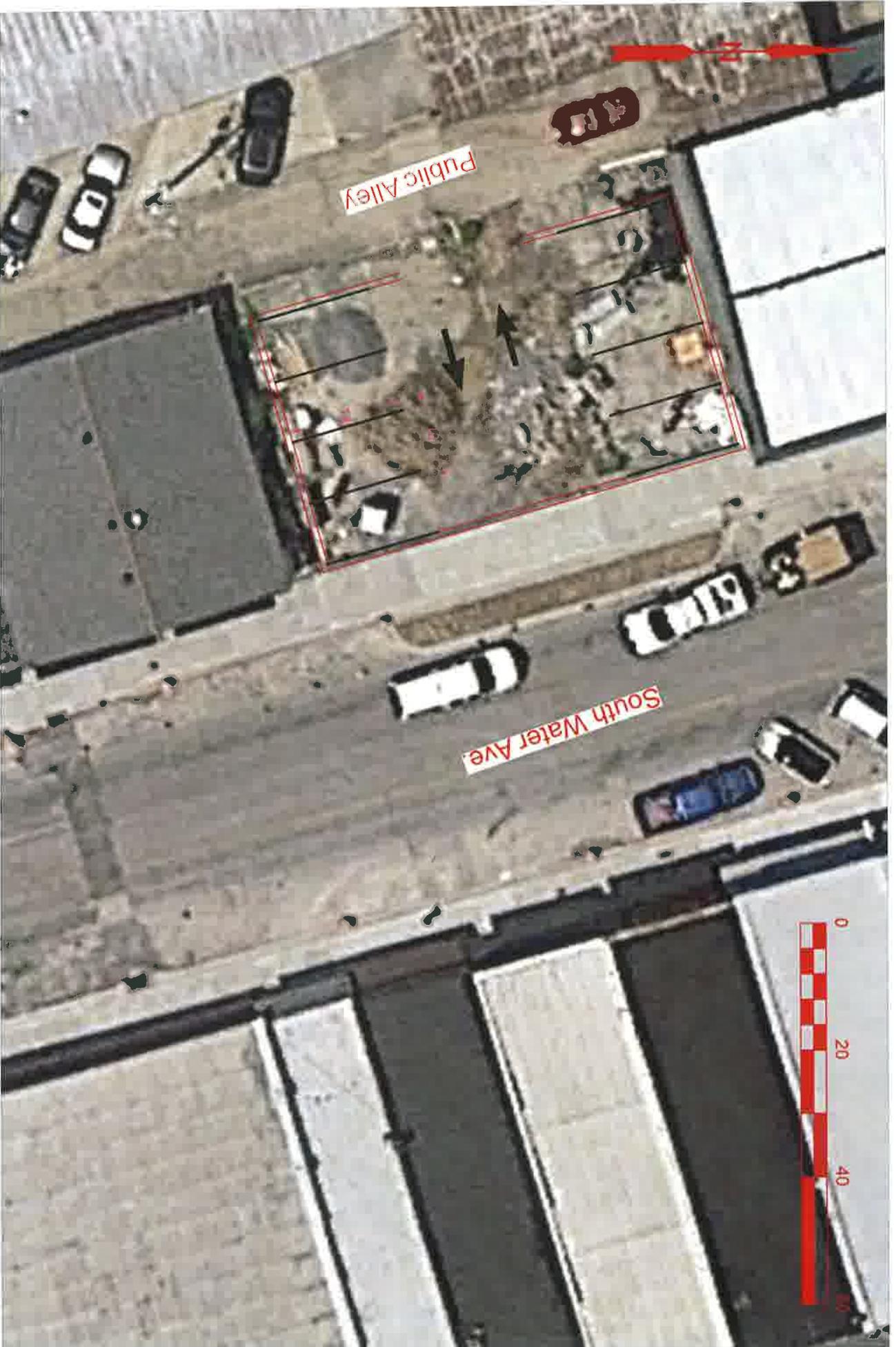
\_\_\_\_\_  
MAYOR JO ANN GRAVES

ATTEST:

\_\_\_\_\_  
CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

\_\_\_\_\_  
SUSAN HIGH-MCAULEY, CITY ATTORNEY



# Joey's Carpet Parking Layout (8 parking spaces)

Prepared By: Zach Wilkinson  
City of Gallatin  
Engineering Division  
Scale: 1"=20'  
Date: 8-13-2014



**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

August 12, 2014

**DEPARTMENT:** Mayor Graves

**AGENDA #**

**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:**

**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

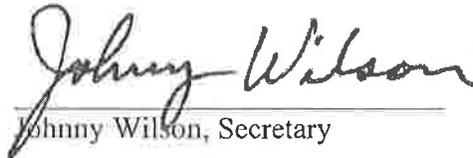
AYE: 6

NAY: 0

DATED: 07/28/2014

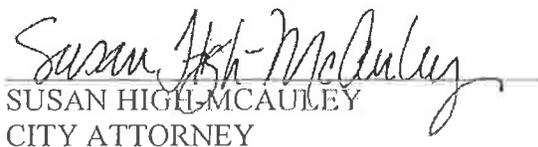


Dick Dempsey, Chairman



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**

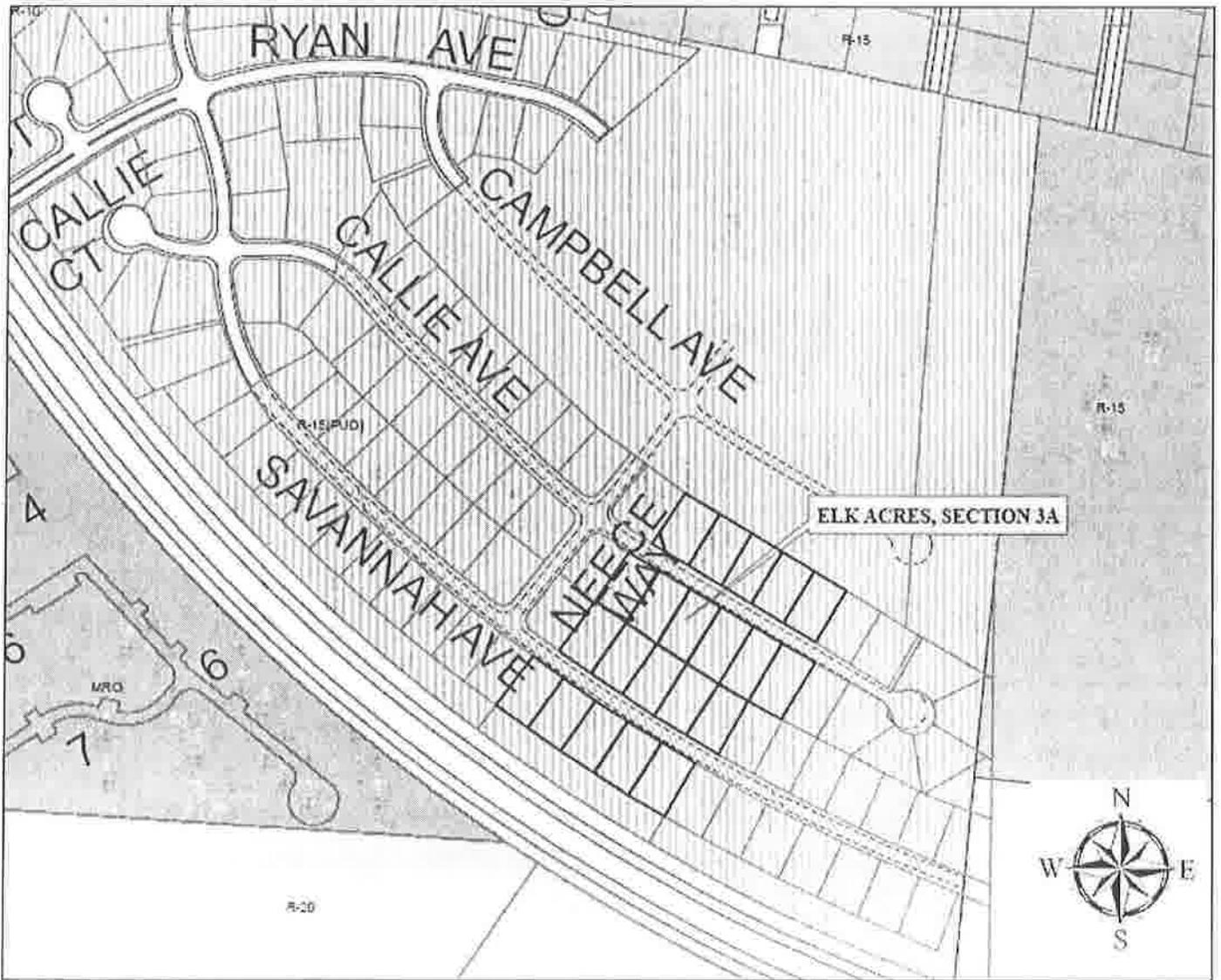
**Attachment 6-3 Copy of Quitclaim Deed conveying public improvements to the City of Gallatin**

**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:

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MAYOR JO ANN GRAVES

# ATTACHMENT 6-2

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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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.

<b>STATE OF TENNESSEE</b> <b>COUNTY OF SUMNER</b>	The actual consideration for this transfer is \$ 0.00
Subscribed and sworn to before me this the <u>12<sup>th</sup></u> day of December, 2013.	<u>2013</u>
My commission expires: <u>7/20/2015</u> (Affix Seal)	Affiant <u>Robert H. Goodall, Jr.</u> Notary Public



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 bargainor, 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 12<sup>th</sup> day of December, 2013.

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



**RECEIVED**  
 JAN 02 2014

GALLATIN PLANNING  
 & ZONING

PC 0229-13

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

August 12, 2014

**DEPARTMENT:**    **Engineering**

**AGENDA # 4**

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**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

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Approved   
Rejected   
Deferred

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**Notes:**

**RESOLUTION NO. R1408-43**

**RESOLUTION AWARDING HEALTH INSURANCE CONTRACT FOR THE  
CITY OF GALLATIN**

**BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE**, that the City of Gallatin approves and accepts a contract for health insurance benefits provided by BlueCross BlueShield of Tennessee, and that the Mayor is hereby authorized to sign said contract on behalf of the City of Gallatin. The renewal contract shall begin October 1, 2014, and end September 30, 2015. (See attached plan summary)

**BE IT FURTHER RESOLVED** that Kelly Coley of Coley Insurance Agency and Michael Wertenberger of Premier Benefits Group remain appointed as co-agents of record for this one-year contract.

**BE IT FURTHER RESOLVED**, 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

# CITY OF GALLATIN

## HEALTH INSURANCE RENEWAL

OCTOBER 1, 2014

**Renewal Rate (Base Plan): -0.61% Decrease**

**Overall Annual Difference: -\$17,934**

Annual Projected Cost to City: \$2,717,310

Well+Wise at Work Discount: 4% (approx. \$135,400)

### Summary of Core Benefits

Benefit Changes: All copays, the deductible, and coinsurance will apply to the out-of-pocket maximum.

*City Sponsored Plan	*Option #1	Buy Up Option #2	Buy Up Option #3
PPO Network	Basic (S PPO Network)	Enhanced (P PPO Network)	Basic (S PPO Network)
Individual Deductible (\$1,000 City HRA)	\$2,000 (\$1,000 Employee)	\$2,000 (\$1,000 Employee)	\$1,750 (\$750 Employee)
Coinsurance (In & Out)	80/60	80/60	90/70
Individual Out-of-Pocket (Includes Deductible)	\$4,000 (\$3,000 Employee)	\$4,000 (\$3,000 Employee)	\$4,000 (\$3,000 Employee)
Office Visit Copay	\$30/\$50	\$30/\$50	\$30/\$50
Outpatient Surgery	Ded/Coins	Ded/Coins	Ded/Coins
Inpatient Hospitalization	Ded/Coins	Ded/Coins	Ded/Coins
Emergency Room Copay	\$250	\$250	\$250
Prescription Drug Card	\$10/25/50	\$10/25/50	\$10/25/50
Mental Health	Copay or Ded/Coins	Copay or Ded/Coins	Copay or Ded/Coins
Wellness	100%	100%	100%
Vision Coverage	Included	Included	Included

**Health Recommendation:**  
 Approve the BCBST renewal as the City's health carrier effective 10/01/14.

# CITY OF GALLATIN

## HEALTH INSURANCE RENEWAL

Rates for October 1, 2014 through September 30, 2015

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### BlueCross BlueShield of Tennessee

**Option #1**

(City Sponsored Plan)

**Renewal Rates (10/01/14 - 09/30/15)**

	<u>Members</u>	<u>BCBST Renewal</u>	<u>Monthly City Cost</u>	<u>Monthly EE Cost</u>	<u>BiWeekly EE Cost</u>	<u>BiWeekly EE Difference</u>
Individual	133	\$457.42	\$457.42	\$0.00	\$0.00	\$0.00
Emp/Spouse	31	\$959.89	\$688.72	\$271.17	\$135.59	(\$0.82)
E/Child/ren	24	\$836.55	\$592.03	\$244.52	\$122.26	(\$0.74)
Family	71	\$1,386.99	\$1,048.01	\$338.98	\$169.49	(\$1.05)
	<u>259</u>					

**Option #2**

	<u>Members</u>	<u>BCBST Renewal</u>	<u>Monthly City Cost</u>	<u>Monthly EE Cost</u>	<u>BiWeekly EE Cost</u>	<u>BiWeekly EE Difference</u>
Individual	11	\$499.10	\$457.42	\$41.68	\$20.84	(\$1.82)
Emp/Spouse	9	\$1,047.42	\$688.72	\$358.70	\$179.35	(\$4.62)
E/Child/ren	4	\$912.84	\$592.03	\$320.81	\$160.41	(\$4.05)
Family	9	\$1,513.50	\$1,048.01	\$465.49	\$232.75	(\$6.56)
	<u>33</u>					

**Option #3**

	<u>Members</u>	<u>BCBST Renewal</u>	<u>Monthly City Cost</u>	<u>Monthly EE Cost</u>	<u>BiWeekly EE Cost</u>	<u>BiWeekly EE Difference</u>
Individual	33	\$476.39	\$457.42	\$18.97	\$9.48	(\$0.48)
Emp/Spouse	12	\$999.73	\$688.72	\$311.01	\$155.51	(\$1.81)
E/Child/ren	5	\$871.27	\$592.03	\$279.24	\$139.62	(\$1.61)
Family	6	\$1,444.56	\$1,048.01	\$396.55	\$198.28	(\$2.51)
	<u>56</u>					

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

August 12, 2014

**DEPARTMENT:**    **Human Resources**

**AGENDA # 1**

**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:**