CITY OF GALLATIN
COUNCIL COMMITTEE MEETING

June 10, 2014 **6:00 p.m.** **Dr. J Deotha Malone Council Chambers**

- Call to Order – Councilwoman Brackenbury
- Roll Call: Vice Mayor Alexander – Camp – Kemp – Hayes – Mayberry – Overton – Mayor Graves
- Approval of Minutes: May 27, 2014 Council Committee Meeting
- Public Recognition
- Mayor's Comments

AGENDA

1. 2014/2015 Budget **(Mayor Graves)**
    - Discussion- Pay Raises (Flat vs Percentage)
2. Selection Process of City Attorney **(Debbie Johnson, Director of HR)**
3. Resolution No. R14Ø4-16 Authorizing Rounding Property Tax and Interest **(Connie Kittrell, City Recorder)**
4. Ordinance No. O14Ø5-35 Reaffirming the Planned General Commercial (PGC) Zone District on 10.95 (+/-) Acre Parcel and Approving a Preliminary Master Development Plan. **(Bill McCord, City Planner)**
5. Lower Station Camp Creek Road **(Nick Tuttle, City Engineer)**
6. Stop Signs at Rodman and Wyndham **(Councilman Hayes)**
7. G.O. Initial Debt Issuance Resolution **(Rachel Nichols, Finance Director)**
8. G.O. Authorizing Debt Issuance Resolution **(Rachel Nichols, Finance Director)**
9. Water/Sewer Initial Debt Issuance Resolution **(Rachel Nichols, Finance Director)**
10. Water/Sewer Authorizing Debt Issuance Resolution **(Rachel Nichols, Finance Director)**
11. Fast Track Infrastructure at Beretta USA Project **(James Fenton, Executive Director of EDA)**

- Other Business
- Department Head Reports
- Adjourn

City of Gallatin
Council Committee Meeting

Tuesday, May 27, 2014
Dr. J. Deotha Malone Council Chambers

PRESENT:	ABSENT:
Mayor Jo Ann Graves	None
Vice Mayor John D. Alexander	
Councilwoman Julie Brackenbury	
Councilman Steve Camp	
Councilwoman Anne Kemp	
Councilman Craig Hayes	
Councilman Ed Mayberry	
Councilman Jimmy Overton	

OTHERS PRESENT:

Rosemary Bates, Special Projects Director	Bill McCord, City Planner
Rachael Nichols, Finance/IT Director	Nick Tuttle, City Engineer
Ronnie Stiles, Public Works Director	Debbie Johnson, Personnel Director
Don Bandy, Police Chief	David Gregory, Public Utilities Dir.
David Brown, Leisure Services Director	James Fenton EDA Director
Connie Kittrell, City Recorder	Tommy Dale, Assistant Fire Chief
News Examiner Reporter	Gallatin Newspaper Reporter

Vice Mayor Alexander called the meeting to order.

Approval of Minutes

Vice Mayor Alexander presented the minutes of the May 13, 2014 Committee Meeting for approval.

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

Public Recognition

Vice Mayor Alexander called for public recognition. With no one wishing to speak public recognition was closed.

Mayor's Comments

Mayor Graves read a thank you note from Rodney Pryor's family.

Agenda

Vice Mayor Alexander requested moving items #12., #13., #14., #15., and #16. to the front of the agenda and there was no objection.

12. Short Term Disability Benefit Plan

Human Resource Director Debbie Johnson explained that the City has been offering Short Term Disability benefits through Humana since July 2012 but that coverage will expire June 30, 2014. Ms. Johnson stated she recently bid these benefits and recommends accepting the bid of USAble. Ms. Johnson added that Kelly Coley and Michael Wertenberger are the agents and this is a one year contract which will align with the Life and Long Term Disability benefits.

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

13. 2014/2015 Budget

Mayor Graves presented the budget as amended with no property tax increase, includes $281,000 for employee raises, funds needed capital and it plans for our future.

Councilman Mayberry made motion to approve; Councilman Camp second.

Councilwoman Brackenbury asked Public Works Director Ronnie Stiles to come forward and present his requests. Mr. Stiles presented four reclassification positions that were cut from his original budget and asked Council to reconsider them for approval.

Councilwoman Brackenbury made motion to add Public Works original four reclassifications; Councilman Hayes second.

There was much discussion.

Mayor Graves explained the $281,000 for a lump sum raise for all employees.

Councilman Camp stated the discussion is out of order.

More discussion continued.

Councilman Mayberry requested the justification sheets from all the departments that requested reclassifications be placed in next week's Council packets.

Human Resource Director Debbie Johnson spoke about the reasons for reclassifications; volume increase/change and technological changes instead of job duty responsibilities/changes.

Councilwoman Brackenbury withdrew her amendment at this time. She added that to be fair to all employees, it's one or the other for all employees, including the employees already approved in the budget. Councilman Hayes withdrew his second.

Councilman Mayberry asked Finance/IT Director Rachel Nichols some questions on the revenue and expenditures summary sheet of the budget.

There was more discussion on staffing the new pool at the Civic Center, the IT Technology Department, and Community Enhancements (Downtown and the Chamber).

Ms. Nichols stated the bond total is $8.596 million dollars. Ms. Nichols explained the resolution handouts she provided earlier concerning the bond as it pertains to new money and refinancing savings.

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

Vice Mayor Alexander left the meeting at this time. Councilman Mayberry chaired the meeting from this time forward.

14. Centralized Dispatch

Police Chief Don Bandy stated the executive committee would like a resolution of intent from Gallatin on their support for the centralized dispatch.

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

15. Additional Changes to Social Media Policy

Councilwoman Brackenbury stated Finance/IT Director Rachel Nichols has requested a few more changes to the social media policy.

Councilwoman Brackenbury made motion to amend to add Ms. Nichols requests; Councilman Hayes second.

Ms. Nichols explained the changes.

Mayor Graves stated that if a public records request is made the responsible department will be in charge of providing that information.

Councilwoman Brackenbury recommended printing out the post and providing that document to the IT Department.

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

16. Information Technology Department

Councilwoman Brackenbury requested Council separate the IT Department from the Finance Department and create a new department with an IT Director.

Councilman Overton requested a recommendation from Human Resource Director Debbie Johnson on salaries for the IT Director by next week. Councilman Overton thanked Ms. Nichols for the great job she has done.

Councilman Mayberry requested Ms. Johnson, Ms. Nichols and Councilwoman Brackenbury start the process to create a job description for this new position.

1. Initial Debt Issuance Resolution

Finance/IT Director Rachel Nichols referenced the handouts provided. Ms. Nichols explained the process for the initial resolution authorizing the sale of new money.

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

2. Authorizing Debt Issuance Resolution

Finance/IT Director Rachel Nichols state Public Utilities Director David Gregory would like to join in on the low interest rate.

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

3. Appropriate Funds Received from the State of Tennessee for Training Supplements

Finance/IT Director Rachel Nichols stated these are the annual State of Tennessee training supplements for Fire and Police.

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

4. Downtown Streetscape Phase 3

Finance/IT Director Rachel Nichols stated that TDOT has confirmed that the City has $38,000 in additional funds for Downtown Streetscape Phase 3. Ms. Nichols stated the ordinance should read $7,600 will be appropriated from the General Fund Undesignated Fund Balance and $30,400 will be reimbursed from the State of Tennessee.

Councilman Hayes made motion to approve; Councilwoman Brackenbury second.

Councilman Mayberry asked what was left for construction in the Downtown Streetscape.

Special Projects Director Rosemary Bates stated the Downtown Streetscape project is finished. Ms. Bates stated the project down North Water and in front of Gibson's Furniture is the Greenway. Ms. Bates added that there is no long term loss of parking spaces, only a loss of short term parking spaces during the construction.

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

5. Purged Bad Debt FY – 2014

Public Utilities Director David Gregory presented the 2011 Bad Debt Report as required by the auditors. Mr. Gregory provided an itemized list for council's review at the meeting. The total amount purged for 2011 was $94,565.46.

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

6. Ordinance #O1405-37 Water Treatment Plant Improvements

Public Utilities Director David Gregory stated he bid the Water Treatment Plant and the plans to produce bleach and a silo for carbon. Mr. Gregory stated he had six (6) bids and the low bid is a company out of Cookeville, J. Cumby Construction, Inc. in the amount of $4,376,000.

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

7. Permission to Apply for COPS Grant

Police Chief Don Bandy requested permission to apply for a COPS Grant for three (3) new police officer positions. Chief Bandy added that the grant is a 75% grant and 25% provided by the City.

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

8. SIA Grant Application

EDA Director James Fenton stated he had talked with TDOT about extending some of the roads in the Industrial Center. Mr. Fenton asked permission to apply for the SIA Grant. He added that there will be no funds from the City and TDOT is in charge of the complete design.

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

9. Drivers Lane/Nichols Lane Extension

City Engineer Nick Tuttle explained the contrast in estimates from the City and TDOT. Mr. Tuttle stated he thinks the City can do this project for much less than TDOT if they manage the project and move forward. He added that his ROW acquisitions are less than TDOT.

Mr. Tuttle stated that if we decide to do this project we need to inform TDOT of our intent.

Council discussed.

10. Lower Station Camp Creek Road

City Engineer Nick Tuttle spoke about when the County finished the Greenway Section on Long Hollow Pike they constructed a midblock crossing on Lower Station Camp Creek Road.

Mr. Tuttle stated the residents presented a petition to look for solutions to Lower Station Creek Road. Mr. Tuttle also spoke about using the police department box to gather data on the traffic numbers and speeds on that section of roadway.

Mr. Tuttle stated he is offering two solutions. The first solution is to close the road in the middle. This will allow access to the home on the north side with a cul de sac

ending there and the south side of the road would end at Jenkins Lane, making a left turn.

Mr. Tuttle spoke about paving the parts of the road in the city and some of the road is in the county. He also spoke about a public ROW or grant a private easement to the property owner for their use.

Mr. Tuttle said the other solution would be to repave the roadway and add a raised crosswalk.

Mr. Tuttle said he spoke with property owner Jeff Hollins and he is adamantly opposed to any type of closure to the road.

Mayor Graves said County Executive Anthony Holt said they had no position on this; the county will only patch the road that is their part.

Council discussed.

Mr. Tuttle stated Mr. Hollins is the only property owner that has access on the road. Councilman Hayes requested Mr. Tuttle obtain a legal opinion from City Attorney Joe Thompson on closing the road.

Council discussed.

Councilwoman Kemp left the meeting at this time.

11. 2014/2015 Paving List

City Engineer Nick Tuttle presented the updated paving list. Mr. Tuttle stated Oscar Smith Drive, Dan P. Herron Drive and another drive that runs through the school property all have gates on them. Mr. Tuttle suggested treating the section outside the gate as city property and allow the county to maintain the remainder. He added he had contacted Sumner County Road Superintendent Judy Hardin on this issue.

Discussion continued.

Mr. Tuttle spoke about the scoring/rating system and cost estimates for the paving list.

Finance/IT Director Rachel Nichols listed the long term projects in the bond.

Other Business

Councilman Mayberry stated a gentleman from Stone Creek Subdivision would like to speak to item # 10. There was no objection from Council.

Clay Harris of 1029 Grider Drive thanked Council. Mr. Harris stated he submitted the petition from the residents in Stone Creek Subdivision concerning the safety of the Greenway. He stated he's in support of option #1 that Mr. Tuttle presented.

Department Head Reports

- Leisure Services Director David Brown requested amending #O1404-21 for the overruns at the Golf Course this year. Mr. Brown provided a handout for Council to explain the four (4) line items affected.

- City Planner Bill McCord stated he would be contacting each Council member to discuss long term and short term goals for Planning.

- Councilwoman Brackenbury stated several residents have contacted her complaining about the Fairway Farms Subdivision. She spoke about the increased tax reassessments and the lack of stop signs and grates installed in the subdivision and the safety issues.

  City Engineer Nick Tuttle stated there is a Letter of Credit in place that can be used to finish the subdivision.

- Councilman Overton asked about a closing date for the building on Franklin Street.

  Mayor Graves said the last report she got was that Mr. Thompson was waiting on the second reading and negotiating.

- Councilman Overton asked about the old Health Department Building on South Water.

  Mayor said Home Safe has expressed an interest in the property and plans to present a proposal.

- Councilman Hayes asked for discussion on the new City Attorney position. Councilman Hayes said he would like for City Attorney Joe Thompson make a recommendation.

  There was much discussion.

Councilman Hayes suggested a committee interview the candidates and make a recommendation to Council.

Human Resource Director Debbie Johnson stated Charles Hill Beaty withdrew his application today.

Council continued to discuss the process.

Adjourn

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

Mayor Jo Ann Graves

Connie Kittrell, City Recorder

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

06/10/2014

DEPARTMENT: **Mayor Graves** **AGENDA #** 1

SUBJECT:
2014-15 Budget

SUMMARY:
2014-15 Budget

RECOMMENDATION:

ATTACHMENT:

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

- **Approved** ☐
- **Rejected** ☐
- **Deferred** ☐

Notes:

ORDINANCE NO. O1405-34

ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE, ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 THROUGH JUNE 30, 2015.

Whereas, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

Whereas, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

Whereas, the governing body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the governing body will consider final passage of the budget.

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

SECTION 1: That the governing body estimates anticipated revenues of the municipality from all sources to be as follows:

General Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Local Taxes	$19,619,474	$19,441,120	$20,434,577
Intergovernmental Revenue	6,317,913	5,799,986	3,899,000
Fines and Forfeitures	674,901	2,175,250	677,000
Miscellaneous Revenue	2,137,766	1,989,648	2,205,716
Total Revenue	$28,750,055	$29,406,004	$27,216,293
Fund Balance	$9,503,936	9,840,741	7,043,546
Total Available Funds	$38,253,991	$39,246,745	$34,259,839

Special Revenue Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Total Revenue	$ 42,324	$ 27,000	$ 25,000
Fund Balance	$ 19,340	$ 8,525	$ 8,525
Total Available Funds	$ 61,664	$ 35,525	$ 33,525

Environmental Serv Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Total Revenue	$ 1,645,699	$ 1,872,450	$ 1,811,000
Fund Balance	$ 103,678	$ 215,284	$ 0
Total Available Funds	$ 1,749,377	$ 2,087,734	$ 1,811,000

Drug Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Total Revenue	$ 217,515	$ 150,000	$ 190,000
Fund Balance	$ 73,397	$ 153,238	$ 146,588
Total Available Funds	$ 290,912	$ 303,238	$ 336,588

Water/Sewer Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Total Revenue	$ 12,862,493	$ 13,651,810	$ 13,700,750
Fund Balance	$ 8,704,346	$ 7,999,599	$ 6,605,985
Total Available Funds	$ 21,566,839	$ 21,651,409	$ 20,306,735

Gas Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Total Revenue	$ 16,212,763	$ 19,302,791	$ 19,276,000
Fund Balance	$ 10,426,802	$ 12,168,568	$ 10,459,841
Total Available Funds	$ 26,639,565	$ 31,471,359	$ 29,735,841

SECTION 2: That the governing body appropriates from these anticipated revenues and unexpended and unencumbered funds as follows:

General Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Government Administration	$ 6,903,115	$ 8,924,448	$ 7,159,836
Public Safety	$ 10,987,823	$ 12,028,165	$ 12,050,236
Public Works	$ 1,866,628	$ 2,456,210	$ 2,226,174
Parks and Recreation	$ 4,227,382	$ 4,476,816	$ 4,503,518
Economic Development	$ 417,508	$ 554,845	$ 283,564
Debt Service	$ 1,267,651	$ 1,274,408	$ 1,981,000
Operating Transfers	$ 2,743,143	$ 2,488,307	$ -
Total Appropriations	$ 28,413,250	$ 32,203,200	$ 28,204,328

Special Revenue Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Public Safety	$ 53,139	$ 27,000	$ 22,000
Total Appropriations	$ 53,139	$ 27,000	$ 22,000

Environmental Serv Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Environmental Services	$ 1,534,093	$ 2,087,734	$ 1,809,180
Total Appropriations	$ 1,534,093	$ 2,087,734	$ 1,809,180

Drug Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Police	$ 131,024	$ 156,650	$ 150,000
Total Appropriations	$ 131,024	$ 156,650	$ 150,000

Water/Sewer Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Utilities	$ 14,697,452	$ 19,137,975	$ 15,045,424
Total Appropriations	$ 14,697,452	$ 19,137,975	$ 15,045,424

Gas Fund	FY 2013 Actual	FY 2014 Estimated	FY 2015 Proposed
Utilities	$ 13,856,340	$ 21,011,518	$ 19,226,776
Total Appropriations	$ 13,856,340	$ 21,011,518	$ 19,226,776

SECTION 3. At the end of the next fiscal year the governing body estimates balances/deficits as follows:

General Fund	$ 6,055,511
Special Revenue Fund	$ 11,525
Environmental Serv Fund	$ 1,820
Drug Fund	$ 186,588
Water/Sewer Fund	$ 5,261,311
Gas Fund	$ 10,509,065

SECTION 4. That the governing body recognizes that the municipality has bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Redemption	Interest Requirements	Debt Authorized and Unissued	Condition of Sinking Fund
Bonds - General fund	$ 515,000	$ 293,329	$ -	within
Notes - General fund	$ 380,000	$ 89,106	$ -	General fund
Bonds - Water/Sewer fund	$ 1,325,000	$ 1,399,004	$ -	

SECTION 5. During the coming fiscal year the governing body has planned capital projects and proposed funding as follows:

Proposed Capital Projects	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
Water/Sewer lines	$ 1,000,000.00	$ -
Gas lines	$ 1,000,000.00	$ -
Equipment replacement and upgrades		$ 1,321,000.00
Drainage projects		$ 85,000.00
Service Center		$ 750,000.00
Greenlea Blvd		$ 2,500,000.00
Driver's Lane		$ 900,000.00
Blakemore Avenue		$ 290,000.00
Civic Center renovation & expansion		$ 2,750,000.00

SECTION 6. No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Section 6-56-205 of the *Tennessee Code Annotated*.

SECTION 7. Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-209 of the Tennessee Code Annotated.

SECTION 8. A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Section 6-56-206, *Tennessee Code Annotated* will be attached.

SECTION 9. If for any reason a budget ordinance is not adopted prior to the beginning of the next fiscal year, the appropriations in this budget ordinance shall become the appropriations for the next fiscal year excluding capital until the adoption of the new budget ordinance in accordance with the Section 6-56-210, Tennessee Code Annotated provided sufficient revenues are being collected to support the continuing appropriations. Approval of the Director of the Office of State and Local Finance in the Comptroller of the Treasury for a continuation budget will be requested if any indebtedness is outstanding.

SECTION 10. All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11. This ordinance shall take effect on July 1, 2014, the public welfare requiring it.

Passed First Reading: May 20, 2014.

Passed Second and Final Reading: _____

_____

Mayor Jo Ann Graves

_____

Approved as to Form: Joe Thompson, City Attorney

_____

Attest: Connie Kittrell, City Recorder

General	
City Administration	1,264,153
Finance	637,761
City Recorder	477,725
Insurances	722,500
City Attorney	361,174
Information Technology	444,766
Human Resources	207,508
Engineering	1,539,502
Planning Commission	21,268
Planning	460,520
Government Buildings	429,765
Codes	593,196
Police Department	6,776,111
A.C.E.S. Program	200,000
Fire Department	4,927,756
Animal Control	146,370
Public Works Administration	325,005
Street Maintenance	1,424,589
Vehicle Maintenance	476,580
Community Enhancement	115,500
Community Services	194,258
Leisure Services	711,677
Civic Center	1,059,346
Golf Course	951,686
Parks	1,471,050
Economic Development	283,564
Bond Expenses	1,981,000
Operating Transfers	-
SOR	7,000
Police Special	15,000
Environmental Serv Admin	48,000
Waste Collections	1,711,180
Drug Fund Investigations	150,000
Water/Sewer	
Water Treatment and Pumping	1,396,833
Transmission & Distribution	2,405,567
Customer Accounting	553,904
Administration & General	1,374,582
Depreciation	3,428,184
Bond Expense	2,725,000
Paying Agent	750
Sewer Collection/Lines	1,088,972
Sewer System Rehabilitation	382,436
Sewer Treatment & Disposal	1,363,736

Sewer Admin & General	234,385
Sewer Pre-treatment Program	91,075
Gas	
Depreciation	800,000
Purchased Gas	15,000,000
Transmission & Distribution	2,252,431
Customer Accounting	433,138
Administration & General	741,207

City of Gallatin, Tennessee
Summary of the City Budget
For the Fiscal Year Ending June 30, 2015

	Actual 2012-13	Estimated 2013-14	Estimated 2014-15
GENERAL FUND			
REVENUES			
Local Taxes	19,619,474	19,441,120	20,434,577
State of Tennessee	4,641,583	5,781,896	3,899,000
Federal Government	1,676,330	18,090	-
Other Sources	2,812,668	4,164,898	2,882,716
Total Revenues	28,750,055	29,406,004	27,216,293
EXPENDITURES			
Salaries	16,686,657	18,099,042	18,756,756
Other Costs	11,726,592	14,104,158	9,132,827
Total Expenditures	28,413,250	32,203,200	27,889,583
Beginning Balances - July 1	9,503,936	9,840,741	7,043,546
Ending Balances - June 30	9,840,741	7,043,546	6,370,255
Employment	377	381	380

DEBT SERVICE FUND within General Fund

STREET FUND within General Fund

2014/2015 Proposed GO Bond

5/20/2014

PW	
PW building, fence & paving	750,000
Trash truck	200,000
Dumptruck, plow, spreader	126,000
Streetsweeper	180,000
	1,256,000
Engineering	
Belvedere / Moreland drainage	85,000
Greenlea Blvd	2,500,000
Driver's Ln	900,000
Blakemore Ave	290,000
	3,775,000
LSV	
Civic Center expansion & renovation	2,750,000
includes design, pool improvement, indoor track resurfacing, Tyler Cashiering hardware	
Fitness equipment	100,000
Thompson Park playground equip	15,000
Clearview Park playground equip	15,000
Triple Creek ballfield backstops	20,000
Clearview Park basketball court	50,000
Triple Creek soccer lights	150,000
Clearview Park walking track	20,000
	3,120,000
City Hall/City-wide	
GIS Maplink software	75,000
Phone system for CH & PD, hdwr & sftwr	108,000
New Internet provider, infrastructure, etc...	262,000
	445,000
	8,596,000

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

May 13, 2014

DEPARTMENT: **Mayor Graves** **AGENDA #** 11

SUBJECT:
2014-15 Budget

SUMMARY:
The Mayor will present her proposed budget.

RECOMMENDATION:

ATTACHMENT:

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

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

05/27/2014

DEPARTMENT: **Mayor Graves** **AGENDA #**

SUBJECT:
2014-15 Budget

SUMMARY:
2014-15 Budget

RECOMMENDATION:

ATTACHMENT:

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

- ☒ **Approved**
- ☐ **Rejected**
- ☐ **Deferred**

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

June 10, 2014

DEPARTMENT: **Human Resources** **AGENDA #** 2

SUBJECT:
Selection Process for City Attorney

SUMMARY:
Council to discuss and determine what process it wants to adopt in selecting the next City Attorney.

Attached are three scenarios for the City Attorney interview and selection process.

RECOMMENDATION:

ATTACHMENT:

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

Approved	☐
Rejected	☐
Deferred	☐

Notes:

Selection Process Options for City Attorney

Below are three scenarios for the City Attorney interview and selection process.

1. **Digital Interviewing** – A company will assist the Council by creating a digital interview of all of the candidates, and providing the videos for evaluating the best candidate. First, Council members will submit interview questions to the HR Director. Next, the HR Director will provide the list of standardized questions to the company who will interview the candidates and provide the video results to the HR Director. At this point, the Council members will individually view the results and rank the candidates. Finally, the HR director will share the rankings with Council. The top two candidates will be invited for individual in-person interviews. The Council will consider for appointment a candidate by resolution.

2. **Individual Interviews** - All candidates are invited for individual in-person interviews by the full Council. The Council will rank the candidates. The Council will consider for appointment a candidate by resolution.

3. **Committee** - Two Council members, along with two attorneys from outside of the Sumner County area, will form a Committee to recommend a candidate to the full Council. The full Council will interview the candidate. The Council will consider for appointment a candidate by resolution.

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

June 10, 2014

DEPARTMENT: **City Recorder** **AGENDA #** 3

SUBJECT:
Resolution Authorizing Rounding Property Tax and Interest

SUMMARY:
Round tax amounts to nearest dollar

RECOMMENDATION:
Approval

ATTACHMENT:

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

Approved ☐
Rejected ☐
Deferred ☐

Notes:

RESOLUTION NO. R14Ø4-16

RESOLUTION AUTHORIZATION TO ROUND PROPERTY TAX AND INTEREST

WHEREAS, Tennessee Code Annotated Section 67-5-103, as of January 1, 1973, repealed all existing limitations or restrictions as to total dollar amount of the tax rate whether imposed by private act, general law or home rule; and,

WHEREAS, the rounding of ad valorem property tax amounts to the nearest dollar would simplify and expedite the payment and collection of property taxes in the city; and

WHEREAS, the rounding of property taxes, interests will not significantly impact the revenues of the City of Gallatin, Tennessee; and

WHEREAS, the City of Gallatin, Tennessee desires to authorize the City Recorder to round property taxes and interest to the nearest dollar, NOW,

THEREFORE BE IT RESOLVED, the City of Gallatin, Tennessee authorizes the City Recorder to round individual ad valorem property tax amounts and delinquent interests to the nearest dollar. Such rounding shall be applied uniformly to all property tax bills in the city for real and personal property, whether such property is locally assessed or centrally assessed and shall be accomplished by rounding amounts ending in $0.01 to $0.49 down to the nearest dollar and amounts ending in $0.50 to $0.99 up to the nearest dollar. Such rounding shall apply to both the tax amount and any interest added to delinquent taxes.

BE IT FUTHER RESOLVED, that this resolution shall be effective for the 2014 tax year and subsequent tax years, the public welfare requiring it.

IT IS SO ORDERED.

AYE: _____

NAY: _____

DATE: _____

_____

MAYOR JO ANN GRAVES

ATTEST:

_____

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____

JOE THOMPSON
CITY ATTORNEY

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

JUNE 10, 2014

DEPARTMENT: **PLANNING DEPARTMENT** **AGENDA #** 4

SUBJECT:
Ordinance No. O1405-35 an ordinance of the City of Gallatin, Sumner County, Tennessee, reaffirming the Planned General Commercial (PGC) zone district on 10.95 (+/-) acre parcel and approving a Preliminary Master Development Plan.

SUMMARY:
Applicant requests approval to reaffirm the Planned General Commercial (PGC) district zoning on a 10.95 (+/-) acre parcel (S.B.E. Tax Map 136//Parcels 007.01 and 008.01), and approving a Preliminary Master Development Plan for the Miracle Ford Dealership located at 1394 Nashville Pike.The Gallatin Municipal-Regional Planning Commission recommended approval at the May 19, 2014 Planning Commission Meeting. (PC0185-14)

RECOMMENDATION:

ATTACHMENT:

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

Approved	☐
Rejected	☐
Deferred	☐

Notes:

DRAFT

ORDINANCE NO. O14Ø5-35

AN 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

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval in GMRPC Resolution No. 2014-48; and

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

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

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission and hereby reaffirms the Planned Commercial General (PGC) District Zoning on the property described in Exhibit A and adopts the Preliminary Master Development Plan as described in Exhibit B; and
2. Based upon the recommendation of approval by the Gallatin Municipal-Regional Planning Commission and after public notice and public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the Planned Commercial General (PGC) zoning of the property is reaffirmed and the Preliminary Master Development Plan is approved with the conditions as described in Exhibit B; and
3. The Gallatin City Council does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas in accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the reaffirmed zoning and approved Preliminary Master Development Plan herein made; and
4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict; and
5. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

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

DRAFT

PASSED FIRST READING:

PASSED SECOND READING:

_____
MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

Map 136, Parcels 7.01 & 8.01

EXHIBIT A

Legal Description
For
Jim Galvin

Property located in the 4th Civil District of Sumner County, Tennessee and being described according to a survey made by Bruce Rainey And Associates:

Beginning at a point in the northerly margin of Highway 31-E at the Southeast corner of the State of Tennessee property of record in Record Book 1061, Page 339, R.O.S.C., TN.; thence leaving Highway 31-E, N 35 degrees 18' 03" W – 460.00' to a point; thence N 35 degrees 10' 44" W – 501.39' to a point being the western corner of said property; thence, N 10 degrees 28' 45" E – 472.79' along the property line of The GAP, Inc. property to a point; thence S 42 degrees 33' 24" E – 1,255.70' to a point in the northerly margin of Highway 31-E; thence with said margin S 49 degrees 29' 12" W – 500.57" to the point of beginning, containing 10.95 acres, more or less.

RECEIVED
MAY 30 2014
GALLATIN PLANNING & ZONING

PC 07-85-14

ITEM 6
STAFF REPORT TO CITY COUNCIL

Preliminary Master Development Plan for Miracle Ford Dealership (PC0285-14)
1394 Nashville Pike
Date: June 3, 2014

PUBLIC HEARING

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL REAFFIRMING THE PLANNED GENERAL COMMERCIAL (PGC) DISTRICT ZONING ON 10.95 (+/-) ACRES, TAX MAP 136 PARCEL 007.01 AND PARCEL 008.01, AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE MIRACLE FORD DEALERSHIP TO CONSTRUCT A 30,900 SQUARE FOOT BUILDING FOR VEHICULAR, CRAFT, AND RELATED EQUIPMENT SALES AND RENTAL LOCATED AT 1394 NASHVILLE PIKE.

OWNER:	**GALVIN PROPERTIES, LLC**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL WITH CONDITIONS TO CITY COUNCIL**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**MAY 19, 2014**
CITY COUNCIL DATE:	**JUNE 10, 2014 (COUNCIL COMMITTEE)**

PROPERTY OVERVIEW: **The owner and applicant are requesting approval of Ordinance O14Ø5-35 (Attachment 6-1) reaffirming the Planned General Commercial (PGC) District Zoning on a 10.95 (+/-) acre parcels (S.B.E. Tax Map 136 Parcel 007.01 and Parcel 008.01), and a Preliminary Master Development Plan (PMDP) for the Miracle Ford Dealership located at 1394 Nashville Pike. (Attachment 6-2) The PMDP illustrates the site layout, parking and landscaping, grading, and architectural elevations. The project will create one (1) automotive sales and service facility and an attached showroom on 10.95 (+/-) acres. The Planning Commission recommended approval with conditions.**

CASE BACKGROUND:

Previous Approvals and Project History

The Miracle Ford Dealership project was originally submitted in 1999 as a request for rezoning with a Preliminary Master Development Plan. The PMDP included a request for 0.37 (+/-) acres zoned Agriculture (A); 2.81 (+/-) acres zoned Multiple Residential and Office (MRO); and 7.77 (+/-) acres zoned Residential-20 (R20) to be rezoned to Planned General Commercial (PGC) for construction of a new car dealership and showroom on 10.95 (+/-) acres (PC File #3-27-99).

EXHIBIT B

At the January 24, 2000 meeting, Planning Commission recommended approval of the PMDP and rezoning request to the Gallatin City Council with conditions. The project was discussed at the February 8, 2000 City Council Committee meeting and the body voted to send the project on to First Reading. The PMDP and rezoning Ordinance #O0002-007 passed First Reading at the February 15, 2000 City Council meeting (Attachment 6-3). A Public Hearing was held on the project on March 7, 2000 and the PMDP and rezoning request passed Second Reading at that City Council meeting. The Notice of Enactment was advertised in the *News Examiner* on March 10, 2000 and the Official Zoning Map was updated to reflect the new zoning district for the property.

No further action was taken on the project until 2008, when the applicant submitted a Final Master Development Plan for the Miracle Ford Dealership (PC File #8-9-08). During the initial review, Staff found that the PMDP had expired since the FMDP was not submitted within the required timeframe pursuant to G.Z.O. Section 12.02.040.A, *Preliminary Master Development Plan*, which states that a Preliminary Master Development Plan shall become void two (2) years after the date of Planning Commission approval unless a Final Master Development Plan (previously referred to as a Final Site Development Plan) for the subject property, or portion thereof, has been approved by the Planning Commission in accordance with Section 12.02.030.

The Gallatin Zoning Ordinance also states that if a Final Master Development Plan has not been approved by the end of this two (2) year period, the owner may not apply for approval of a Final Master Development Plan until the owner requests the Planning Commission review the previously approved Preliminary Master Development Plan and provide the Mayor and Alderman with a recommendation to either: (1) extend the approval of the Preliminary Master Development Plan of the subject property for a period not to exceed two (2) years; (2) revise the Preliminary Master Development Plan in regards to the use, bulk, and/or design standards required of the previous approval; or (3) cancel the approval and impose a new base zoning district on the subject project.

Staff notified the applicant about the expiration of the PMDP and asked the applicant to resubmit the PMDP for a new recommendation by the Planning Commission and reapproval by the City Council to affirm the PGC zoning on the property. The applicant resubmitted the PMDP as requested and the project was reviewed by the City Departments; however, the project was withdrawn by the applicant prior to consideration at the February 25, 2008 Planning Commission meeting (PC File #3-4-08).

Last month, a new PMDP was submitted and considered by the Planning Commission. The owner and applicant requested that the Planning Commission recommend approval of the new PMDP, including the site layout, buildings, and architectural elevations and materials. The Planning Commission unanimously recommended that City Council reaffirm the PGC zoning and approved the new PMDP by adopting GMRPC Resolution No. 2014-48.

Approval of the new PMDP will require a Public Hearing prior to City Council's consideration of the project at Second Reading. A Final Master Development Plan may be submitted for Planning Commission approval contingent upon approval of the PMDP by City Council at Second Reading.

EXHIBIT B

DISCUSSION:

Natural Features of the Site

The natural topography for the existing vacant land slopes from the highest point of elevation (526') located along the north boundary (GAP warehouse), with a steady and even decline, towards the lowest point of elevation (484') located in the southeast corner approximately 75 feet from Nashville Pike right-of-way. From that point, there is a steady and rapid increase in elevation along the southern boundary to Nashville Pike (502'), which creates an enormous decline entering from Nashville Pike.

There are existing mature trees located along the perimeter of the northern and western property lines along with existing vegetation. The applicant indicated that the existing mature trees will remain along the northern property line. There are several small areas of existing trees and vegetation scattered throughout the property. No portion of this development for the Miracle Ford Dealership is located within a flood hazard area.

Adjacent Development and Zoning

The adjacent area to the north of the proposed development is an established warehousing company (GAP) zoned Commercial General (CG). The Wood Commons commercial development, zoned Planned General Commercial (PGC), is located across Nashville Pike to the south of the proposed development, which is not fully developed. The adjacent area to the west, zoned Residential R-6 (R6), contains offices for the Volunteer State Community College and the adjacent area to the east, zoned Planned General Commercial (PGC), is vacant. The Nissan and Toyota Automobile dealerships are located in close proximity to the west along Nashville Pike.

Comprehensive Land Use Plan and Policies

The *Gallatin on the Move 2020 Plan* shows this property as part of the Commercial Corridor Character Category. The intent of the commercial corridors is to discourage continuous ribbons of automobile-oriented commercial development, provide sidewalks and more pedestrian-friendly environment, encourage mixed use development, and reflect quality materials and design. The development strategies for the commercial corridors is to establish pedestrian-oriented building setbacks, guide building and site designs, including parking lot configuration and streetscape features, and to find an appropriate balance between residential and commercial uses within mixed use developments. The primary land uses for the commercial corridor are small and large-scale apartments, office, and commercial retail uses.

The Planned General Commercial (PGC) zoning and the Preliminary Master Development Plan for the Miracle Ford Dealership is consistent with the intent, strategies, and land uses as outlined in the *Gallatin on the Move 2020 Plan.*

Proposed Development

The owner and applicant requests approval reaffirming the Planned General Commercial (PGC) zoning on 10.95 (+/-) acres and approval of the Preliminary Master Development Plan (PMDP) for the Miracle Ford Dealership located at 1394 Nashville Pike. Per Section 12.02.040.A of the Gallatin Zoning Ordinance, the Planning Commission recommended approval of the new Preliminary Master Development Plan with conditions.

EXHIBIT B

Access and Traffic Generation

There are two (2) proposed access points to this development located off of Nashville Pike. These access points will connect into a frontage road (25 foot ingress/egress easement) that runs parallel to Nashville Pike. There was discussion about the propose access points at the Planning Commission meeting. These are addressed as conditions of approval and will be applied at the FMDP review.

The Engineering Division did not require a Traffic Impact Study for this development at this time. The owner and applicant shall be aware that a Traffic Impact Study may be requested in the future.

Buildings and Architectural Elevations

The proposed architectural elevations show a one-story asymmetrical design facing Nashville Pike. The front elevation (South – Nashville Pike) is characterized by a modern design with large amounts of glass set within a concave wall sheathed with brushed aluminum finish rectangular metal panels. The elevation is comprised of 62 percent storefront and 38 percent metal panels.

The primary entrance is offset left of center and is accentuated by an icon tower, which is sheathed with the large brushed aluminum metal panels set in a vertical pattern. There is a large blue oval Ford logo centered at the top of the tower. As currently proposed, the icon tower is detached from the front elevation. The applicant shall architectural connect the icon tower to the front elevation of the building (i.e. glass atrium). As currently proposed, the icon tower would be classified as a monument sign within the Gallatin Zoning Ordinance and would not be permitted.

The icon tower, although not centered within the entire front elevation, is centered within the steel and glass showroom area that projects outwardly from the concave wall. Each window pane is similar in size to the metal panels on the wall, thereby maintaining the paneled appearance throughout the front elevation.

The wall, from which the showroom projects outwardly, is approximately 173 feet wide and is completely sheathed with the brushed aluminum rectangular metal panels, which are oriented in a horizontal pattern. The wall is also slightly concave, which adds visual contrast to the flat front of the glass showroom. A blue oval Ford logo is placed in the upper left corner of the wall and 'MIRACLE' is placed in the upper right corner of the wall. To the left of the showroom there is a large void within the wall, which provides access to two (2) service bay doors, which are set behind the front elevation by approximately 15 feet. The service door elevation is sheathed with a darker gray metal panel, which is made up of thin horizontal lines, contrasting with the large rectangular brushed aluminum panels of the front wall.

The west elevation (Volunteer State Community College) is comprised of 91 percent metal panels and nine (9) percent storefront. The right side of this elevation shows the edge of the brushed aluminum panels of the front elevation and a small glass storefront. The left side of this elevation has four (4) roll-up service doors with a double glass door adjacent to the service doors. The metal panels of this elevation have thin vertically oriented lines.

EXHIBIT B

The north elevation (GAP Warehouse) is comprised of 100 percent metal panels like the west elevation. To the left of this elevation are four (4) roll-up service doors, one (1) single access door and an 18 light fixed-pane window, which is as large as the roll-up doors and located in the middle of the four (4) roll-up doors.

The east elevation (vacant) is comprised of 63 percent metal panels and 37 percent CMU block. To the left of this elevation is the side of the service area visible from the front elevation. This portion of the elevation is sheathed in the darker gray metal panels with horizontal lines. There is one (1) roll-up service door within this portion of the elevation. The remainder of the east elevation is comprised of CMU block on the bottom third of the elevation with the CMU block extending to the roofline in six (6) evenly distributed engaged piers. The areas between the engaged piers are sheathed with the vertically oriented metal panels found on the north and west elevations.

The conceptual architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with metal panels and will not contain the required 70 percent brick or stone on each building facade (Attachment 6-2).

The owner and applicant are requesting approval of an alternative architectural plan. The Planning Commission determined the alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance. The Planning Commission approved the architectural elevations as submitted with conditions and with the understanding that the final architectural elevations will be provided as part of the Final Master Development Plan.

Open Space and Landscaping

The Preliminary Master Development Plan for the Miracle ford Dealership does not identify any open space tracts throughout the proposed development except a detention area and approximately four (4) acres of existing vacant land located in the rear of the property to remain undeveloped.

The PMDP includes a conceptual landscaping plan that shows landscaping throughout the proposed development. Bufferyards are required to be shown as part of the Preliminary Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the *Gallatin on the Move 2020 Plan* and Article 13 of the Gallatin Zoning Ordinance. The applicant has submitted a conceptual landscaping and bufferyard plan, which includes some alternatives to the requirements of the Gallatin Zoning Ordinance (refer Attachment 6-1; sheet 3). The conceptual landscaping plan shows the required bufferyards; however, the owner and applicant are requesting alternative bufferyards located along the north (GAP Warehouse) property line using the existing mature trees. The conceptual landscaping plan shows details of the bufferyard types. If the owner and applicant wish to incorporate the existing mature trees into the landscaping plan, then a detailed tree survey will have to be submitted with the Final Master Development Plan. Detailed landscaping plans will be submitted with the Final Master Development Plan illustrating bufferyards, parking area screening, interior planting areas, and any other required landscaping for the proposed development.

EXHIBIT B

The owner and applicant is requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission determined the alternative bufferyard plan is acceptable and meets the intent of the Gallatin Zoning Ordinance with one (1) condition (#8). The Planning Commission approved the alternative bufferyard plan as submitted.

Parking

Parking requirements are based on the use of the property. The office or administrative use requires one (1) space per 300 square feet of gross area and the indoor sales display or service area use requires one (1) space per 500 square feet of gross area. Based on these ratios, the proposed development is required to provide 67 parking spaces with three (3) handicap accessible space.

The PMDP indicates 67 parking spaces to be provided with 28 of the 67 parking spaces to be located in the service area. The remaining 39 parking spaces are located on the east side and in front of the proposed building with the three (3) required handicap accessible parking space located directly in front of the proposed building for easy access. The PMDP indicates 260 storage /display parking spaces located in the front, side and rear of the proposed building.

These total parking spaces meets the minimum number of required regular parking spaces, including handicap accessible parking requirements, for the use per G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking*.

Drainage and Retention

The owner and applicant have shown the stormwater infrastructure and detention pond on the PMDP. The new site layout channels stormwater runoff from the northwest side of the property into catch basins, located on the side and rear of the parking area, into the detention pond and stormwater runoff from southwest side of the property into drainage pipes and catch basins which then continues into the existing stormwater drainage ditch. The Planning Commission required minor changes to the drainage plan as a condition of approval (#14 and #15).

Signage

The owner and applicant have provided a preliminary design with the PMDP illustrating the proposed wall mounted signs located on the front facade and the icon tower. It was noted in the buildings and architectural elevation section that the icon tower shall be architecturally attached to the main structure. If the icon tower is not attached to the main structure, then the proposed wall mounted sign located on the icon tower will not be permitted. The unattached icon tower with a wall mounted sign will be considered a free standing ground sign and would not meet the Gallatin Zoning Ordinance, Section 13.07, *Sign Regulations.*

The owner and applicant will be required to submit a detailed sign package with the Final Master Development Plan illustrating wall mounted signs, freestanding ground signs, directional, etc.

EXHIBIT B

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Master Development Plan. The applicant satisfactorily addressed the Planning Department comments.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The applicant shall address the below comment on the Final Master Development Plan.

1. Extend joint access road to northern property line. The City of Gallatin does not anticipate a connection installed from adjoining property.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures is installed to the satisfaction of the Gallatin Public Utilities Department standards. The Gallatin Public Utilities Department reviewed the Preliminary Master Development Plan and made the following comments indicated below:

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval.
2. Proposed facility shall comply with all applicable cross-connection control and sewer regulations.

Other Departmental Comments
The other City Departments reviewed the Preliminary Master Development Plan and made the following comment below:

1. Access to the site during construction shall be provided for all emergency vehicles.

FINDINGS:
1. The Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Commercial Corridor Character Area Category.
2. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The zoning and Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by

EXHIBIT B

applying design and performance standards or is justified by the public good or welfare.

6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

After discussion and public comment the Planning Commission approved GMRPC Resolution No. 2014-48 (Attachment 6-3) and the Action Form (Attachment 6-4) as required by Article 12, Section 12.02.020, Gallatin Zoning Ordinance.

The Planning Commission and staff recommend approval of Ordinance O14Ø5-35, reaffirming the Planned General Commercial (PGC) zoning and approval of a Preliminary Master Development Plan (PMDP) for the Miracle Ford Dealership, consisting of a five (5) sheet plan, prepared by Bruce Rainey & Associates of Hendersonville TN, with project no. 980216-T and dated March 28, 2000, with a final revision date of May 28, 2014, and including Architectural Elevations for Miracle Ford, consisting of a one (1) sheet plan, prepared by A.E.I. of Cookeville TN, file no. 984-A4.1dwg., sheet number A4.1 and dated October 10, 2013 with the following conditions:

1. Planning Commission determined that the proposed alternative architectural elevations meet the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. Planning Commission determined that the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
3. Extend joint access road to northern property line. The City of Gallatin does not anticipate a connection installed from adjoining property.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 6-1 City Council Ordinance No. O14Ø5-35
Attachment 6-2 Preliminary Master Development Plan with Architectural Elevations
Attachment 6-3 GMRPC Resolution No. 2014-48
Attachment 6-4 GMRPC Action Form dated May 21, 2014

EXHIBIT B

EXHIBIT B

GMRPC Resolution No. 2014-48

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL REAFFIRMING THE PLANNED GENERAL COMMERCIAL (PGC) DISTRICT ZONING ON 10.95 (+/-) ACRES AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE MIRACLE FORD DEALERSHIP LOCATED AT 1394 NASHVILLE PIKE – (PC0285-14)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Master Development Plan submitted by the applicant, Bruce Rainey & Associates, at its regular meeting on May 19, 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, in the Planning Commission Staff Report, in the Preliminary Master Development Plan and architectural elevations 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 T.C.A. §13-7-202, and §13-7-203 and G.Z.O. § 12.02.020:

1. The Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Commercial Corridor Character Area Category.
2. The proposed Preliminary Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The Preliminary Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. It has been determined that the legal purposes for which zoning regulations exists have not been contravened.
5. It has been determined that the zoning and Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. It has been determined that no one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

EXHIBIT B

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval reaffirming the Planned General Commercial (PGC) zoning of 10.95 (+/-) acres and approval of a Preliminary Master Development Plan (PMDP) for Miracle Ford Dealership, consisting of a five (5) sheet plan, prepared by Bruce Rainey & Associates of Hendersonville TN, with project no. 980216-T and dated March 28, 2000, with a final revision date of May 8, 2014, and including Architectural Elevations for Miracle Ford, consisting of a one (1) sheet plan, prepared by Rose Construction of Murfreesboro TN, sheet number R4.0 and dated April 23, 2014 with the following conditions:

1. Planning Commission approves the proposed alternative architectural elevations meet the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. Planning Commission approves the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
3. Provide legal description of property to be developed to attach to City Council Ordinance.
4. Correct the parking space type from "Proposed Warehouse" to "Indoor Sales Display or Service Area".
5. Architecturally connect the icon tower to the front elevation of the building (i.e. glass atrium). As currently proposed the icon tower would be classified as a monument sign within the Gallatin Zoning Ordinance and would not be permitted.
6. Provide building heights on architectural elevations.
7. Provide more detailed information on materials of building (i.e. specification sheets, colored product sheets, etc.).
8. Provide additional and interior planting area per Gallatin Zoning Ordinance requirements and Planned General Commercial (PGC) requirements [i.e. six (6) percent of gross parking area, trees to be required at a minimum rate of one (1) canopy tree for every ten (10) parking spaces (all parking spaces including storage/display spaces), 7.5 percent of lot area, every acre of lot/site shall include a minimum of 50 shrubs, etc.].
9. Show existing access drive opposite of Nashville Pike/Highway 31-E.
10. Align the northern access with drive opposite Nashville Pike/Highway 31-E.
11. Extend joint access road to northern property line and remove section extending towards the southern property line. The City of Gallatin does not anticipate a connection installed from adjoining property.
12. Provide required spacing between adjacent driveways on major arterials of 350 feet per the *Gallatin on the Move 2020 Plan.* Proposed access driveways as shown on PMDP does not meet requirement.
13. Clarify and show joint use access easement to extend total width of property.
14. Route stormwater runoff from structures E2 and E3 through on-site detention pond.
15. Provide sufficient armoring/velocity reduction to protect adjacent property.
16. Submit five (5) corrected and folded copies, one (1) full size and two (2) half-size, of the Preliminary Master Development Plan to the Planning Department.

EXHIBIT B

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City and prior to inclusion in the City Council agenda package.)

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: 7

NAY: Ø

DATED: 5/19/14

Dick Dempsey

Dick Dempsey, Chairman

Johnny Wilson

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Joe M. Thompson

JOE M. THOMPSON
CITY ATTORNEY

EXHIBIT B

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal-Regional Planning Commission
ACTION FORM

DATE: May 21, 2014

TO: Bruce Rainey
Bruce Rainey & Associates
116 Maple Row Boulevard
Hendersonville, TN 37075

FROM: Planning Department

RE: May 19, 2014, Gallatin Municipal-Regional Planning Commission Meeting
Miracle Ford Dealership, PMDP File: PC0285-14

The request for approval Reaffirming the Planned General Commercial (PGC) District Zoning on 10.95 (+/-) acre parcel and a Preliminary Master Development Plan and was:

☐ RECOMMENDED

☒ RECOMMENDED WITH CONDITIONS

☐ NOT RECOMMENDED

☐ DEFERRED

Conditions of Approval:

1. Planning Commission approves the proposed alternative architectural elevations meet the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. Planning Commission approves the proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
3. Provide legal description of property to be developed to attach to City Council Ordinance.
4. Correct the parking space type from "Proposed Warehouse" to "Indoor Sales Display or Service Area".
5. Architecturally connect the icon tower to the front elevation of the building (i.e. glass atrium). As currently proposed the icon tower would be classified as a monument sign within the Gallatin Zoning Ordinance and would not be permitted.
6. Provide building heights on architectural elevations.
7. Provide more detailed information on materials of building (i.e. specification sheets, colored product sheets, etc.).
8. Provide additional and interior planting area per Gallatin Zoning Ordinance requirements and Planned General Commercial (PGC) requirements [i.e. six (6) percent of gross parking area, trees to be required at a minimum rate of one (1) canopy tree for every ten (10) parking

EXHIBIT B

spaces (all parking spaces including storage/display spaces), 7.5 percent of lot area, every acre of lot/site shall include a minimum of 50 shrubs, etc.].
9. Show existing access drive opposite of Nashville Pike/Highway 31-E.
10. Align the northern access with drive opposite Nashville Pike/Highway 31-E.
11. Extend joint access road to northern property line and remove section extending towards the southern property line. The City of Gallatin does not anticipate a connection installed from adjoining property.
12. Provide required spacing between adjacent driveways on major arterials of 350 feet per the *Gallatin on the Move 2020 Plan.* Proposed access driveways as shown on PMDP does not meet requirement.
13. Clarify and show joint use access easement to extend total width of property.
14. Route stormwater runoff from structures E2 and E3 through on-site detention pond.
15. Provide sufficient armoring/velocity reduction to protect adjacent property.
16. Submit five (5) corrected and folded copies, one (1) full size and two (2) half-size, of the Preliminary Master Development Plan to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City and prior to inclusion in the City Council agenda package.)

Approval contains the following requirements:

☐ NONE

☐ BUILDING PERMIT/USE AND OCCUPANCY PERMIT

☐ ZONING PERMIT

☐ SIGN PERMIT

☐ LAND DISTURBANCE PERMIT

☐ SIGNAGE CHECK

☐ SITE SURETY

☐ SUBDIVISION SURETY

☐ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL

☒ COUNCIL SUBMITTAL

☒ SUBMIT A TOTAL OF 15 CORRECTED, FOLDED COPIES (ONE (1) FULL SIZE AND FOURTEEN (14) HALF SIZE), COLORED ARCHITECTURAL ELEVATIONS AND BOUNDARY SURVEY AND LEGAL DESCRIPTION AS REQUIRED.

☒ OTHER: CORRECTED AND FOLDED COPIES TO BE SUBMITTED TO PLANNING DEPARTMENT BY 12:00 P.M. (NOON) ON WEDNESDAY, MAY 28, 2014.

EXHIBIT B

City of Gallatin, Tennessee *Planning Department*

☒ CITY COUNCIL APPROVAL
- City Council Committee: June 10, 2014
- 1ST Reading at City Council: June 17, 2014
- Public Hearing: July 1, 2014
- 2nd Reading at City Council: July 15, 2014

cc: Jim Galvin, Galvin Properties, LLC
PC File PC0285-14

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

June 10, 2014

DEPARTMENT: **Engineering** **AGENDA #** 5

SUBJECT:
Lower Station Camp Creek Road

SUMMARY:
This item being brought back for further discussion. Nick Tuttle presented the following information at the May 27th Council Committee Meeting:
Since the opening of the Station Camp Creek Greenway trail along Station Camp Creek, the residents of Stone Creek Subdivision have complained of a dangerous situation at the trail head and "mid-block" pedestrian crossing.
The neighborhood traffic calming program was engaged and a traffic study performed by the City of Gallatin's Police Department (summary attached). As indicated, the road does lend itself to speeds that exceed the posted limit. The greater issue is that the location of the pedestrian crosswalk is located near a sharp curve that limits the sight distance of both drivers and pedestrians.
Additionally, Lower Station Camp Creek Road's pavement is in poor shape and meets the conditions to be repaved under the City's paving rehabilitation program. The estimated cost to resurface the portion of Lower Station Camp Creek Road that is in the City of Gallatin is $115,000.
Attached, is an option for closing a portion of roadway that would deny the straighthrough movement of vehichles; thus, eliminating the vehicle/pedestrian conflict. Another option would be to add signage and a raised crosswalk to slow traffic at the trail parking area.

RECOMMENDATION:

ATTACHMENT:

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

Approved ☐
Rejected ☐
Deferred ☐

Notes:

Station Camp (overall)

City of Gallatin Engineering Division

Prepared by: Zach Wilkinson

Scale: 1"=700'

Traffic Survey: Lower Station Camp

The covert SMART machine was placed on Lower Station Camp due to a traffic complaint from people using the green way. The survey was conducted Sunday February 9th at 1800 hrs and ending on the 11th, 2014 at 1800 hrs. The survey was set to capture two typically busy days on this roadway, while school was in session. This was done in order to gain a consistent average. The speed limit on this roadway is 25 mph.

- During the survey, a total average of 570 vehicles traveled the roadway per day.
- The minimum speed recorded was 13 mph.
- The maximum speed recorded was 48 mph.
    - This was one vehicle in 2 days of the survey; all other vehicles were clocked at 41 mph or less.
- The average speed on both surveys for all vehicles was 30.14 mph
- The 85% speed was 34 mph

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

June 10, 2014

DEPARTMENT: **Councilman Hayes** **AGENDA #** 6

SUBJECT:
Stop Signs @ Rodman & Wyndham

SUMMARY:
Councilman Hayes asked that this item be placed on the agenda. He has received a request from Sam Rickman stating:
"The board wants to go ahead and install the permanent signs instead of temp. ones and also will pay for the posts like we have in the development speed signs now. Also, ask if the city can put up a temp sign a little in advance warning of the new stop signs. Thanks. Sam"

RECOMMENDATION:

ATTACHMENT:

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

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

06/10/2014

DEPARTMENT: **Finance/IT** **AGENDA #** 7

SUBJECT:
G.O. Initial Debt Issuance Resolution

SUMMARY:
Bass Berry & Sims, the city's Bond Council, is preparing the initial debt issuance resolution for the upcoming bond.

RECOMMENDATION:
approval

ATTACHMENT:

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

Approved ☐
Rejected ☐
Deferred ☐

Notes:

RESOLUTION NO. R14Ø6-27

INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $9,000,000 OF GENERAL OBLIGATION BONDS OF THE CITY OF GALLATIN, TENNESSEE

The City Council of the City of Gallatin, Tennessee (the "Municipality") hereby resolves to issue bonds of the Municipality to finance (i) the capital costs related to the acquisition and/or improvement of parks and recreational facilities; public works facilities and equipment; streets, roads and related drainage improvements; and technology and communications equipment; and (ii) all related capital and bond issuance costs. The aggregate principal amount of the bonds shall not exceed $9,000,000, and the aggregate interest rate on the bonds shall not exceed 5% per annum. The bonds shall be general obligations of the Municipality, payable from unlimited ad valorem taxes to be levied on all taxable property within the corporate limits of the Municipality.

The City Council further resolves to direct the City Recorder of the Municipality to publish the foregoing initial resolution in a newspaper having a general circulation in the Municipality followed by the following statutory notice:

NOTICE

The foregoing resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition signed by at least ten percent (10%) of the registered voters of the Municipality shall have been filed with the City Recorder of the Municipality protesting the issuance of the bonds, such bonds may be issued as proposed.

Connie Kittrell, City Recorder

Adopted and approved this 17th day of June, 2014.

_____
Mayor

ATTEST:

_____
City Recorder

STATE OF TENNESSEE)

COUNTY OF SUMNER)

I, Connie Kittrell, hereby certify that I am the duly qualified and acting City Recorder of the City of Gallatin, Tennessee (the "Municipality") and, as such official, I further certify as follows: (1) that attached hereto is a copy of a resolution excerpted from the minutes of the meeting of the City Council of the Municipality held on June 17, 2014; (2) that I have compared said copy with the original minute record of said meeting in my official custody; (3) that said copy is a true, correct and complete excerpt from said original record insofar as said original record relates to, among other matters, the issuance of general obligation bonds in a par amount not to exceed $9,000,000; (4) that the actions by the City Council at said meeting were promptly and duly recorded by me in a book kept for such purpose; and (5) that a quorum of the members of the City Council was present and acting throughout said meeting.

WITNESS my official signature and seal of the City of Gallatin, Tennessee on this the _____ day of _____, 2014.

_____
City Recorder

(SEAL)

13132135.1

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

06/10/2014

DEPARTMENT: **Finance/IT** **AGENDA #** 8

SUBJECT:
G.O. Authorizing Debt Issuance Resolution

SUMMARY:
Bass Berry & Sims, the city's Bond Council, is preparing the authorizing debt issuance resolution for the upcoming bond.

RECOMMENDATION:
approval

ATTACHMENT:

- [x] **Resolution**
- [ ] **Ordinance**
- [ ] **Correspondence**
- [ ] **Contract**
- [ ] **Bid Tabulation**
- [ ] **Other**

- [ ] **Approved**
- [ ] **Rejected**
- [ ] **Deferred**

Notes:

RESOLUTION NO: R14Ø6-26

A 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

WHEREAS, 9-21-101, et seq., Tennessee Code Annotated (the "Act") authorizes the City of Gallatin, Tennessee (the "Municipality"), by resolution of the City Council, to issue and sell bonds to finance public works projects (as defined by the Act) and to refund and refinance outstanding indebtedness; and

WHEREAS, the City Council of the Municipality hereby determines that it is necessary and advisable to issue general obligation bonds, in one or more series, for the purpose of financing the capital costs related to the acquisition and/or improvement of parks and recreational facilities; public works facilities and equipment; streets, roads and related drainage improvements; and technology and communications equipment; and

WHEREAS, the City Council of the Municipality did adopt on the date hereof an initial resolution (the "Initial Resolution") authorizing the issuance of not to exceed $9,000,000 for the purposes described above; and

WHEREAS, the Initial Resolution, together with the notice required by the Act, will be published as required by law; and

WHEREAS, the Municipality has previously issued and has outstanding its General Obligation Improvement Bonds, Series 2007, dated February 28, 2007 and maturing in 2018 and thereafter (the "Outstanding Indebtedness"); and

WHEREAS, all or a portion of the Outstanding Indebtedness can now be refunded for the purpose of reducing the debt service requirements of the Municipality; and

WHEREAS, the City Council hereby determines that it is advisable to issue general obligation bonds, in one or more series, for the purpose of refunding all or a portion of the Outstanding Indebtedness; and

WHEREAS, a plan of refunding for the Outstanding Indebtedness has been filed with the Director of State and Local Finance (the "State Director") as required by the Act, and the State Director has submitted to the Municipality a report thereon, a copy of which has been made available to the members of the City Council; and

WHEREAS, it is the intention of the City Council of the Municipality to adopt this resolution for the purpose of authorizing not to exceed $15,500,000 in aggregate principal amount of bonds for the above-described purposes, providing for the issuance, sale and payment of said bonds, establishing the terms thereof, and the disposition of proceeds therefrom, and providing for the levy of a tax for the payment of principal thereof, premium, if any, and interest thereon.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gallatin, Tennessee, as follows:

Section 1. Authority. The bonds authorized by this resolution are issued pursuant to the Act and other applicable provisions of law.

Section 2. Definitions. In addition to the terms defined in the preamble above, the following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) "Bonds" means the not to exceed $15,500,000 General Obligation Bonds of the Municipality, to be dated their date of issuance, and having such series designation or such other dated date as shall be determined by the Mayor pursuant to Section 8 hereof.

(b) "Book-Entry Form" or "Book-Entry System" means a form or system, as applicable, under which physical bond certificates in fully registered form are issued to a Depository, or to its nominee as Registered Owner, with the certificate of bonds being held by and "immobilized" in the custody of such Depository, and under which records maintained by persons, other than the Municipality or the Registration Agent, constitute the written record that identifies, and records the transfer of, the beneficial "book-entry" interests in those bonds.

(c) "Code" means the Internal Revenue Code of 1986, as amended, and all regulations promulgated thereunder.

(d) "Depository" means any securities depository that is a clearing agency under federal laws operating and maintaining, with its participants or otherwise, a Book-Entry System, including, but not limited to, DTC.

(e) "DTC" means the Depository Trust Company, a limited purpose company organized under the laws of the State of New York, and its successors and assigns.

(f) "DTC Participant(s)" means securities brokers and dealers, banks, trust companies and clearing corporations that have access to the DTC System.

(g) "Financial Advisor" for the Bonds authorized herein means Wiley Bros. -- Aintree Capital, LLC, Nashville, Tennessee.

(h) "Mayor" shall mean the Mayor of the Municipality.

(i) "Projects" means the capital costs related to the acquisition and/or improvement of parks and recreational facilities; public works facilities and equipment; streets, roads and related drainage improvements; and technology and communications equipment.

(j) "Refunded Indebtedness" means the maturities or portions of the maturities of the Outstanding Indebtedness designated for refunding by the Mayor pursuant to the terms hereof.

(k) "Refunding Escrow Agent" means the refunding escrow agent appointed by the Mayor pursuant to the terms hereof, or any successor designated by the Governing Body.

(l) "Refunding Escrow Agreement" means the Refunding Escrow Agreement, dated as of the date of the Bonds, between the Municipality and the Refunding Escrow Agent, in substantially the form of the document attached hereto as Exhibit A, subject to such changes thereto as shall be permitted by the terms of this resolution.

(m) "Registration Agent" means the registration and paying agent appointed by the Mayor pursuant to the terms hereof, or any successor designated by the Governing Body.

Section 3. Findings of the Governing Body; Compliance with Debt Management Policy.

(a) In conformance with the directive of the State Funding Board of the State of Tennessee, the Municipality has heretofore adopted its Debt Management Policy. The Governing Body hereby finds that the issuance and sale of the Bonds, as proposed herein, is consistent with the Municipality's Debt Management Policy.

(b) The estimated interest expense and costs of issuance of the Bonds have been made available to the Governing Body.

(c) The refunding of the Refunded Indebtedness authorized herein through the issuance of the Bonds will result in the reduction of the debt service payable by the Municipality over the term of the Refunded Indebtedness, thereby effecting a cost savings to the public.

(d) The Refunding Report of the State Director has been presented to the members of the Governing Body in connection with their consideration of this resolution.

Section 4. Authorization and Terms of the Bonds.

(a) For the purpose of providing funds to finance, in whole or in part, the cost of the Projects and costs incident thereto; reimbursement to the appropriate fund of the Municipality for prior expenditures for the foregoing costs, if applicable; the refunding of the Refunded Indebtedness; and payment of costs incident to the issuance and sale of the Bonds, there is hereby authorized to be issued bonds of the Municipality in the aggregate principal amount of not to exceed $15,500,000. The Bonds shall be issued in one or more series, in fully registered, book-entry form (except as otherwise set forth herein), without coupons, and subject to the adjustments permitted hereunder, shall be known as "General Obligation Bonds", shall be dated their date of issuance, and shall have such series designation or such other dated date as shall be determined by the Mayor pursuant to the terms hereof. The Bonds shall bear interest at a rate or rates not to exceed the maximum rate permitted by applicable Tennessee law at the time of issuance of the Bonds, or any series thereof, payable (subject to the adjustments permitted hereunder) semi-annually on January 1 and July 1 in each year, commencing January 1, 2015. The Bonds shall be issued initially in $5,000 denominations or integral multiples thereof, as shall be requested by the original purchaser thereof. Subject to the adjustments permitted pursuant to the terms hereof, the Bonds shall mature serially or be subject to mandatory redemption and shall be payable on January 1 of each year, subject to prior optional redemption as hereinafter provided, in the years 2015 through 2034, inclusive; provided, however, such amortization may be adjusted in accordance with the terms hereof.

(b) Subject to the adjustments permitted under Section 8 hereof, the Bonds shall be subject to redemption prior to maturity at the option of the Municipality on January 1, 2024 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be selected by the Governing Body in its discretion. If less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor

Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

(c) Pursuant to the terms hereof, the Mayor is authorized to sell the Bonds, or any maturities thereof, as term bonds ("Term Bonds") with mandatory redemption requirements corresponding to the maturities set forth herein or as determined by the Mayor. In the event any or all the Bonds are sold as Term Bonds, the Municipality shall redeem Term Bonds on redemption dates corresponding to the maturity dates set forth herein, in aggregate principal amounts equal to the maturity amounts established pursuant to the terms hereof for each redemption date, as such maturity amounts may be adjusted pursuant to the terms hereof, at a price of par plus accrued interest thereon to the date of redemption. The Term Bonds to be redeemed within a single maturity shall be selected as follows:

If less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

At its option, to be exercised on or before the forty-fifth (45^{th}) day next preceding any such mandatory redemption date, the Municipality may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the Municipality on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The Municipality shall on or before the forty-fifth (45^{th}) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

(d) Notice of any call for redemption shall be given by the Registration Agent on behalf of the Municipality not less than thirty (30) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the

Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the Municipality nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Registration Agent shall mail said notices as and when directed by the Municipality pursuant to written instructions from an authorized representative of the Municipality (other than for a mandatory sinking fund redemption, notices of which shall be given on the dates provided herein) given at least forty-five (45) days prior to the redemption date (unless a shorter notice period shall be satisfactory to the Registration Agent). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth herein.

(e) The Governing Body hereby authorizes and directs the Mayor to appoint the Registration Agent for the Bonds and hereby authorizes the Registration Agent so appointed or the Registration Agent for the Bonds to maintain Bond registration records with respect to the Bonds, to authenticate and deliver the Bonds as provided herein, either at original issuance or upon transfer, to effect transfers of the Bonds, to give all notices of redemption as required herein, to make all payments of principal and interest with respect to the Bonds as provided herein, to cancel and destroy Bonds which have been paid at maturity or upon earlier redemption or submitted for exchange or transfer, to furnish the Municipality at least annually a certificate of destruction with respect to Bonds cancelled and destroyed, and to furnish the Municipality at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds. The Mayor is hereby authorized to execute and the City Recorder is hereby authorized to attest such written agreement between the Municipality and the Registration Agent as they shall deem necessary and proper with respect to the obligations, duties and rights of the Registration Agent. The payment of all reasonable fees and expenses of the Registration Agent for the discharge of its duties and obligations hereunder or under any such agreement is hereby authorized and directed.

(f) The Bonds shall be payable, both principal and interest, in lawful money of the United States of America at the main office of the Registration Agent. The Registration Agent shall make all interest payments with respect to the Bonds by check or draft on each interest payment date directly to the registered owners as shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing said payment in the United States mail, postage prepaid, addressed to such owners at their addresses shown on said Bond registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the Municipality in respect of such Bonds to the extent of the payments so made. Payment of principal of and premium, if any, on the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable. All rates of interest specified herein shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12) months of thirty (30) days each. In the event the Bonds are no longer registered in the name of DTC, or a successor Depository, if requested by the Owner of at least $1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Registration Agent and written notice of any such election and designated account is given to the Registration Agent prior to the record date.

(g) Any interest on any Bond that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the Municipality to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the Municipality shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the Municipality shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered Owners. The Registration Agent shall promptly notify the Municipality of such Special Record Date and, in the name and at the expense of the Municipality, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class postage prepaid, to each registered owner at the address thereof as it appears in the Bond registration records maintained by the Registration Agent as of the date of such notice. Nothing contained in this Section or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the Municipality to punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Bonds when due.

(h) The Bonds are transferable only by presentation to the Registration Agent by the registered owner, or his legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment on the reverse side thereof completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Bond or the Bond to the assignee(s) in $5,000 denominations, or integral multiples thereof, as requested by the registered owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the publication of notice calling such Bond for redemption has been made, nor to transfer or exchange any Bond during the period following the receipt of instructions from the Municipality to call such Bond for redemption; provided, the Registration Agent, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Municipality nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. The Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in any authorized denomination or denominations.

(i) The Bonds shall be executed in such manner as may be prescribed by applicable law, in the name, and on behalf, of the Municipality with the signature of the Mayor and the attestation of the City Recorder.

(j) Except as otherwise provided in this resolution, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. References in this Section to a Bond or the Bonds shall be construed to mean the Bond or the Bonds that are held under the Book-Entry System. One Bond for each maturity shall be issued to DTC and immobilized in its custody or a custodian of DTC. The Bond Registrar is a custodian and agent for DTC, and the Bond will be immobilized in its custody. A Book-Entry System shall be employed, evidencing ownership of the Bonds in authorized denominations, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants pursuant to rules and procedures established by DTC.

Each DTC Participant shall be credited in the records of DTC with the amount of such DTC Participant's interest in the Bonds. Beneficial ownership interests in the Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive the Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the DTC Participant from which such Beneficial Owner purchased its Bonds. Transfers of ownership interests in the Bonds shall be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE BONDS, THE REGISTRATION AGENT SHALL TREAT CEDE & CO. AS THE ONLY HOLDER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE REGISTRATION AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THIS RESOLUTION.

Payments of principal, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid by the Registration Agent directly to DTC or its nominee, Cede & Co., as provided in the Letter of Representation relating to the Bonds from the Municipality and the Registration Agent to DTC (the "Letter of Representation"). DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners. The Municipality and the Registration Agent shall not be responsible or liable for payment by DTC or DTC Participants for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

In the event that (1) DTC determines not to continue to act as securities depository for the Bonds, or (2) the Municipality determines that the continuation of the Book-Entry System of evidence and transfer of ownership of the Bonds would adversely affect their interests or the interests of the Beneficial Owners of the Bonds, then the Municipality shall discontinue the Book-Entry System with DTC or, upon request of such original purchaser, deliver the Bonds to the original purchaser in the form of fully-registered Bonds, as the case may be. If the Municipality fails to identify another qualified securities depository to replace DTC, the Municipality shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. If the purchaser(s) certifies that it intends to hold the Bonds for its own account, then the Municipality may issue certificated Bonds without the utilization of DTC and the Book-Entry System.

THE MUNICIPALITY AND THE REGISTRATION AGENT SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO ANY PARTICIPANT OR ANY BENEFICIAL OWNER WITH RESPECT TO (i) THE BONDS; (ii) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (iii) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; (iv) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL

OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THIS RESOLUTION TO BE GIVEN TO BENEFICIAL OWNERS; (v) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (vi) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC OR ITS NOMINEE, CEDE & CO., AS OWNER.

(k) The Registration Agent is hereby authorized to take such action as may be necessary from time to time to qualify and maintain the Bonds for deposit with DTC, including but not limited to, wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC (or any of its designees identified to the Registration Agent) by overnight delivery, courier service, telegram, telecopy or other similar means of communication. No such arrangements with DTC may adversely affect the interest of any of the owners of the Bonds; provided, however, that the Registration Agent shall not be liable with respect to any such arrangements it may make pursuant to this Section.

(l) The Registration Agent is hereby authorized to authenticate and deliver the Bonds to the original purchaser, upon receipt by the Municipality of the proceeds of the sale thereof and to authenticate and deliver Bonds in exchange for Bonds of the same principal amount delivered for transfer upon receipt of the Bond(s) to be transferred in proper form with proper documentation as hereinabove described. The Bonds shall not be valid for any purpose unless authenticated by the Registration Agent by the manual signature of an officer thereof on the certificate set forth herein on the Bond form.

(m) In case any Bond shall become mutilated, or be lost, stolen, or destroyed, the Municipality, in its discretion, shall issue, and the Registration Agent, upon written direction from the Municipality, shall authenticate and deliver, a new Bond of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Bond, or in lieu of and in substitution for such lost, stolen or destroyed Bond, or if any such Bond shall have matured or shall be able to mature, instead of issuing a substituted Bond the Municipality may pay or authorize payment of such Bond without surrender thereof. In every case, the applicant shall furnish evidence satisfactory to the Municipality and the Registration Agent of the destruction, theft or loss of such Bond, and indemnify satisfactory to the Municipality and the Registration Agent; and the Municipality may charge the applicant for the issue of such new Bond an amount sufficient to reimburse the Municipality for the expense incurred by it in the issue thereof.

Section 5. Source of Payment. The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the Municipality. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the Municipality are hereby irrevocably pledged.

Section 6. Form of Bonds. The Bonds shall be in substantially the following form, the omissions to be appropriate completed when the Bonds are prepared and delivered:

(Form of Bond)

REGISTERED
Number ____

REGISTERED
$_____

UNITED STATES OF AMERICA
STATE OF TENNESSEE
COUNTY OF SUMNER
CITY OF GALLATIN
GENERAL OBLIGATION BONDS, SERIES 2014

Interest Rate: Maturity Date: Date of Bond: CUSIP No.:

Registered Owner:

Principal Amount:

FOR VALUE RECEIVED, the City of Gallatin, Tennessee (the "Municipality") hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth (or upon earlier redemption as set forth herein), and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on said principal amount at the annual rate interest hereinabove set forth from the date hereof until said maturity date or redemption date, said interest being payable on January 1, 2015, and semi-annually thereafter on the first day of January and July in each year until this Bond matures or is redeemed. The principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the principal corporate trust office of _____, _____, _____, as registration and agent and paying agent (the "Registration Agent"). The Registration Agent shall make all interest payments with respect to this Bond on each interest payment date directly to the registered owner hereof shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by check or draft mailed to such owner at such owner's address shown on said Bond registration records, without, except for final payment, the presentation or surrender of this Bond, and all such payments shall discharge the obligations of the Municipality to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such defaulted interest shall be payable to the person in whose name this Bond is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest to be fixed by the Registration Agent, notice of which shall be given to the owners of the Bonds of the issue of which this Bond is one not less than ten (10) days prior to such Special Record Date. Payment of principal of [and premium, if any, on] this Bond shall be made when due upon presentation and surrender of this Bond to the Registration Agent.

Except as otherwise provided herein or in the Resolution, as hereinafter defined, this Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds of the series of which this Bond is one. One Bond for each maturity of the Bonds shall be issued to DTC and immobilized in its custody. A book-entry system shall be employed, evidencing ownership of the Bonds in $5,000 denominations, or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants, as defined in the Resolution, pursuant to rules and procedures established by DTC. So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the Municipality and the Registration Agent shall treat Cede & Co. as the only owner of the Bonds for all purposes under the

Resolution, including receipt of all principal and maturity amounts of, premium, if any, and interest on the Bonds, receipt of notices, voting and requesting or taking or not taking, or consenting to, certain actions hereunder. Payments of principal, maturity amounts, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid directly to DTC or its nominee, Cede & Co. DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners, as defined in the Resolution. Neither the Municipality nor the Registration Agent shall be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants. In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the Municipality determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect its interests or the interests of the Beneficial Owners of the Bonds, the Municipality may discontinue the book-entry system with DTC. If the Municipality fails to identify another qualified securities depository to replace DTC, the Municipality shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. Neither the Municipality nor the Registration Agent shall have any responsibility or obligations to DTC Participant or any Beneficial Owner with respect to (i) the Bonds; (ii) the accuracy or any records maintained by DTC or any DTC Participant; (iii) the payment by DTC or any DTC Participant of any amount due to any Beneficial Owner in respect of the principal or maturity amounts of and interest on the Bonds; (iv) the delivery or timeliness of delivery by DTC or any DTC Participant of any notice due to any Beneficial Owner that is required or permitted under the terms of the Resolution to be given to Beneficial Owners; (v) the selection of Beneficial Owners to receive payments in the event of any partial redemption of the Bonds; or (vi) any consent given or other action taken by DTC, or its nominee, Cede & Co., as owner.

[Bonds of the issue of which this Bond is one shall be subject to redemption prior to maturity at the option of the Municipality on January 1, 2024 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.]

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be designated by the City Council of the Municipality, in its discretion. If less than all the principal amount of the Bonds of a maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the amount of the interest of each DTC Participant in the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

[Subject to the credit hereinafter provided, the Municipality shall redeem Bonds maturing _____ on the redemption dates set forth below opposite the maturity dates, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Bond is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a

maturity shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

Final Maturity	Redemption Date	Principal Amount of Bonds Redeemed

*Final Maturity

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such redemption date, the Municipality may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the Municipality on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The Municipality shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.]

Notice of any call for redemption shall be given by the Registration Agent not less than thirty (30) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which proper notice was given. As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the Municipality nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant will not affect the validity of such redemption. From and after any redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and it notice has been duly provided as set forth in the Resolution, as hereafter defined.

This Bond is transferable by the registered owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Registration Agent set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided

in the Resolution, as hereafter defined, and upon surrender and cancellation of this Bond. Upon such transfer, a new Bond or Bonds of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Municipality nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bond shall be overdue. Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the notice calling such Bond for redemption has been made, nor during a period following the receipt of instructions from the Municipality to call such Bond for redemption.

This Bond is one of a total authorized issue aggregating $_____ and issued by the Municipality to finance the cost of the capital costs related to the acquisition and/or improvement of parks and recreational facilities; public works facilities and equipment; streets, roads and related drainage improvements; and technology and communications equipment; and the refunding of the Municipality's outstanding General Obligation Improvement Bonds, Series 2007, dated February 28, 2007 and maturing in 2018 and thereafter; and the issuance costs of the Bonds, pursuant to 9-21-101, et seq., Tennessee Code Annotated, as amended, and pursuant to a resolution adopted by the City Council of the Municipality on June 17, 2014 (the "Resolution").

The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the Municipality. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the Municipality are hereby irrevocably pledged.

This Bond and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) inheritance, transfer and estate taxes, (b) Tennessee excise taxes on interest on the Bond during the period the Bond is held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee, and (c) Tennessee franchise taxes by reason of the inclusion of the book value of the Bond in Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

It is hereby certified, recited, and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond exist, happen and be performed precedent to and in the issuance of this Bond exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the Municipality, does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

IN WITNESS WHEREOF, the Municipality has caused this Bond to be signed by its Mayor and attested by its City Recorder under the corporate seal of the Municipality, all as of the date hereinabove set forth.

CITY OF GALLATIN, TENNESSEE

By:_____
Mayor

(SEAL)

ATTESTED:

_____
City Recorder

Transferable and payable at the
principal corporate trust office of: _____
_____, _____

Date of Registration: _____

This Bond is one of the issue of Bonds issued pursuant to the Resolution hereinabove described.

_____
Registration Agent

By:_____
Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____ _____, whose address is _____ (Please insert Federal Identification or Social Security Number of Assignee _____), the within Bond of City of Gallatin, Tennessee, and does hereby irrevocably constitute and appoint _____, attorney, to transfer the said Bond on the records kept for registration thereof with full power of substitution in the premises.

Dated:_____

_____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of a Medallion Program acceptable to the Registration Agent

Section 7. Levy of Tax. The Municipality, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the Municipality, in addition to all other taxes authorized by law, sufficient to pay principal of, premium, if any, and interest on the Bonds when due, and for that purpose there is hereby levied a direct annual tax in such amount as may be found necessary each year to pay principal and interest coming due on the Bonds in said year. Principal and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the Municipality and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the same shall have been collected. The tax herein provided may be reduced to the extent of any direct appropriations from other funds, taxes and revenues of the Municipality to the payment of debt service on the Bonds.

Section 8. Sale of Bonds.

(a) The Bonds shall be offered for competitive public sale in one or more series, at a price of not less than 98% of par, plus accrued interest, as a whole or in part from time to time as shall be determined by the Mayor, in consultation with the Financial Advisor. If the Bonds are sold in more than one series, the Mayor is authorized to cause to be sold in each series an aggregate principal amount of Bonds less than that shown in Section 4 hereof for each series, so long as the total aggregate principal amount of all series issued does not exceed the total aggregate of Bonds authorized to be issued herein.

(b) The Mayor is authorized with respect to each series of Bonds to:

(1) change the dated date of the Bonds, or any series thereof, to a date other than the date of issuance of the Bonds;

(2) change the designation of the Bonds, or any series thereof, to a designation other than "General Obligation Bonds" and to specify the series designation of the Bonds, or any series thereof;

(3) change the first interest payment date on the Bonds, or any series thereof, to a date other than January 1, 2015, provided that such date is not later than twelve months from the dated date of such series of Bonds;

(4) adjust the principal and interest payment dates and the maturity amounts of the Bonds, or any series thereof, provided that (A) the total principal amount of all series of the Bonds does not exceed the total amount of Bonds authorized herein; and (B) the final maturity date of each series shall not exceed the final maturity described in Section 4 hereof.

(5) adjust or remove the Municipality's optional redemption provisions of the Bonds, provided that the premium amount to be paid on Bonds or any series thereof does not exceed two percent (2%) of the principal amount thereof;

(6) refund less than all of the Outstanding Indebtedness; and

(7) sell the Bonds, or any series thereof, or any maturities thereof as Term Bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as otherwise determined by the Mayor, as he shall deem most advantageous to the Municipality.

The form of the Bond set forth in Section 6 hereof shall be conformed to reflect any changes made pursuant to this Section 8 hereof.

(c) The Mayor is authorized to sell the Bonds, or any series thereof, simultaneously with any other bonds or notes authorized by resolution or resolutions of the Governing Body. The Mayor is further authorized to sell the Bonds, or any series thereof, as a single issue of bonds with any other bonds with substantially similar terms authorized by resolution or resolutions of the Governing Body, in one or more series as the Mayor shall deem to be advantageous to the Municipality and in doing so, the Mayor is authorized to change the designation of the Bonds to a designation other than "General Obligation Bonds"; provided, however, that the total aggregate principal amount of combined bonds to be sold does not exceed the total aggregate principal amount of Bonds authorized by this resolution or bonds authorized by any other resolution or resolutions adopted by the Governing Body.

(d) The Mayor is authorized to award the Bonds, or any series thereof, in each case to the bidder whose bid results in the lowest true interest cost to the Municipality, provided the rate or rates on the Bonds does not exceed the maximum rate prescribed by Section 4 hereof. The award of the Bonds by the Mayor to the lowest bidder shall be binding on the Municipality, and no further action of the Governing Body with respect thereto shall be required.

(e) The Mayor and City Recorder are authorized to cause the Bonds, in book-entry form (except as otherwise permitted herein), to be authenticated and delivered by the Registration Agent to the successful bidder and to execute, publish, and deliver all certificates and documents, including an official statement and closing certificates, as they shall deem necessary in connection with the sale and delivery of the Bonds. The Mayor is hereby authorized to enter into a contract with the Financial Advisor, for financial advisory services in connection with the sale of the Bonds and to enter into a contract with Bass, Berry & Sims PLC to serve as bond counsel in connection with the Bonds, and all actions heretofore taken by the officers of the Municipality in that regard are hereby ratified and approved.

(f) No Bonds attributable to the Projects shall be issued until publication of the Initial Resolution in a newspaper of general circulation in the Municipality and the passage of 20 days from the date of publication thereof, and in no event shall the Bonds be issued if a legally sufficient petition, as defined by Section 9-21-207, Tennessee Code Annotated, is filed within such 20-day period.

Section 9. Disposition of Bond Proceeds. The proceeds of the sale of the Bonds shall be disbursed as follows:

(a) An amount sufficient, together with such other Municipality funds as may be identified by the Mayor and, if applicable, investment earnings on the foregoing, to refund the Refunded Indebtedness shall be applied to the refunding thereof by depositing such funds with the Refunding Escrow Agent.

(b) The remainder of the proceeds of the sale of the Bonds shall be deposited with a financial institution regulated by the Federal Deposit Insurance Corporation or similar federal agency in a special fund known as the 2014 Construction Fund (the "Construction Fund"), or such other designation as shall be determined by the Mayor to be kept separate and apart from all other funds of the Municipality. The Municipality shall disburse funds in the Construction Fund to pay costs of issuance of the Bonds,

including necessary legal, accounting and fiscal expenses, printing, engraving, advertising and similar expenses, administrative and clerical costs, Registration Agent fees, bond insurance premiums, if any, and other necessary miscellaneous expenses incurred in connection with the issuance and sale of the Bonds. Notwithstanding the foregoing, costs of issuance of the Bonds may be withheld from the good faith deposit or purchase price of the Bonds and paid to the Financial Advisor to be used to pay costs of issuance of the Bonds. The remaining funds in the Construction Fund shall be disbursed solely to pay the costs of the Projects and to reimburse the Municipality for any funds previously expended for costs of the Projects. Money in the Construction Fund shall be secured in the manner prescribed by applicable statutes relative to the securing of public or trust funds, if any, or, in the absence of such a statute, by a pledge of readily marketable securities having at all times a market value of not less than the amount in said Construction Fund. Money in the Construction Fund shall be invested in such investments as shall be permitted by applicable law to the extent permitted by applicable law.

Section 10. Official Statement. The officers of the Municipality are hereby authorized and directed to provide for the preparation and distribution of a Preliminary Official Statement describing the Bonds. After bids have been received and the Bonds have been awarded, the officers of the Municipality shall make such completions, omissions, insertions and changes in the Preliminary Official Statement not inconsistent with this resolution as are necessary or desirable to complete it as a final Official Statement for purposes of Rule 15c2-12(e)(3) of the Securities and Exchange Commission. The officers of the Municipality shall arrange for the delivery to the successful bidder on the Bonds of a reasonable number of copies of the Official Statement within seven business days after the Bonds have been awarded for delivery, by the successful bidder on the Bonds, to each potential investor requesting a copy of the Official Statement and to each person to whom such bidder and members of his bidding group initially sell the Bonds.

The officers of the Municipality, or any of them, are authorized, on behalf of the Municipality, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of Rule 15c2-12(b)(1), except for the omission in the Preliminary Official Statement of certain pricing and other information allowed to be omitted pursuant to such Rule 15c2-12(b)(1). The distribution of the Preliminary Official Statement and the Official Statement in final form shall be conclusive evidence that each has been deemed in final form as of its date by the Municipality except for the omission in the Preliminary Official Statement of such pricing and other information.

Notwithstanding the foregoing, no Official Statement is required to be prepared if the Bonds, or any series thereof, are purchased by a purchaser that certifies that such purchaser intends to hold the Bonds, or any series thereof, for its own account and has no present intention to reoffer the Bonds, or any series thereof.

Section 11. Refunding Escrow Agreement. For the purpose of providing for the payment of the principal of and premium, if any, and interest on the Refunded Indebtedness, the Mayor is hereby authorized and directed to select the Refunding Escrow Agent and is further authorized and directed to execute and the City Recorder to attest on behalf of the Municipality the Refunding Escrow Agreement with the Refunding Escrow Agent and to deposit with the Refunding Escrow Agent the amounts to be used by the Refunding Escrow Agent to purchase Government Securities as provided therein; provided, however, that the yield on such investments shall be determined in such manner that none of the Bonds will be an "arbitrage bond" within the meaning of Section 148(a) of the Code. The form of the Refunding Escrow Agreement presented to this meeting and attached hereto as Exhibit A is hereby in all respects approved and the Mayor and the City Recorder are hereby authorized and directed to execute and deliver same on behalf of the Municipality in substantially the form thereof presented to this meeting, or with such changes as may be approved by the Mayor and the City Recorder, their execution thereof to constitute conclusive evidence of their approval of all such changes, including modifications to the

Refunding Escrow Agreement. The Refunding Escrow Agent is hereby authorized and directed to hold and administer all funds deposited in trust for the payment when due of principal of and premium, if any, and interest on the Refunded Indebtedness and to exercise such duties as set forth in the Refunding Escrow Agreement.

Section 12. Redemption and Prepayment of the Refunded Indebtedness. The Mayor and the City Recorder, or either of them, are hereby authorized and directed to take all steps necessary to prepay or redeem the Refunded Indebtedness at their earliest possible prepayment or redemption date, including the giving of and publication of any prepayment or redemption notice as required by the resolutions authorizing the issuance of the Refunded Indebtedness.

Section 13. Discharge and Satisfaction of Bonds. If the Municipality shall pay and discharge the indebtedness evidenced by any series of the Bonds in any one or more of the following ways:

(a) By paying or causing to be paid, by deposit of sufficient funds as and when required with the Registration Agent, the principal of and interest on such Bonds as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or financial institution whose deposits are insured by the Federal Deposit Insurance Corporation or similar federal agency and which has trust powers (an "Agent"; which gent may be the Registration Agent) in trust or escrow, on or before the date of maturity or redemption, sufficient money or Defeasance Obligations, as hereafter defined, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice);

(c) By delivering such Bonds to the Registration Agent for cancellation by it;

and if the Municipality shall also pay or cause to be paid all other sums payable hereunder by the Municipality with respect to such Bonds, or make adequate provision therefor, and by resolution of the Governing Body instruct any such escrow agent to pay amounts when and as required to the Registration Agent for the payment of principal of and interest on such Bonds when due, then and in that case the indebtedness evidenced by such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the Municipality to the holders of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate and become void.

If the Municipality shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the registered owners thereof shall thereafter be entitled only to payment out of the money or Defeasance Obligations deposited as aforesaid.

Except as otherwise provided in this Section, neither Defeasance Obligations nor moneys deposited with the Registration Agent pursuant to this Section nor principal or interest payments on any such Defeasance Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal and interest on said Bonds; provided that any cash received from such principal or interest payments on such Defeasance Obligations deposited with the Registration Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the Municipality as received by the Registration Agent and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Defeasance Obligations maturing at times and in amounts sufficient to pay when due the principal and interest to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest

earned from such reinvestments shall be paid over to the Municipality, as received by the Registration Agent. For the purposes of this Section, Defeasance Obligations shall direct obligations of, or obligations, the principal of and interest on which are guaranteed by, the United States of America, or any agency thereof, obligations of any agency or instrumentality of the United States or any other obligations at the time of the purchase thereof are permitted investments under Tennessee Law for the purposes described in this Section, which bonds or other obligations shall not be subject to redemption prior to their maturity other than at the option of the registered owner thereof.

Section 14. Federal Tax Matters Related to the Bonds.

(a) The Bonds will be issued as federally tax-exempt bonds. The Municipality hereby covenants that it will not use, or permit the use of, any proceeds of the Bonds in a manner that would cause the Bonds to be subjected to treatment under Section 148 of the Code, and applicable regulations thereunder, as an "arbitrage bond". To that end, the Municipality shall comply with applicable regulations adopted under said Section 148. The Municipality further covenants with the registered owners from time to time of the Bonds that it will, throughout the term of the Bonds and through the date that the final rebate, if any, must be made to the United States in accordance with Section 148 of the Code, comply with the provisions of Sections 103 and 141 through 150 of the Code and all regulations proposed and promulgated thereunder that must be satisfied in order that interest on the Bonds shall be and continue to be excluded from gross income for federal income tax purposes under Section 103 of the Code.

(b) It is reasonably expected that the Municipality will reimburse itself for certain expenditures made by it in connection with the Projects by issuing the Bonds. This resolution shall be placed in the minutes of the Governing Body and shall be made available for inspection by the general public at the office of the Governing Body. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

(c) The Governing Body hereby delegates to the Mayor the authority to designate, and determine whether to designate, the Bonds as "qualified tax-exempt obligations," as defined in Section 265 of the Code, to the extent the Bonds are not deemed designated as such and may be designated as such.

(d) The appropriate officers of the Municipality are authorized and directed, on behalf of the Municipality, to execute and deliver all such certificates and documents that may be required of the Municipality in order to comply with the provisions of this Section related to the issuance of the Bonds.

Section 15. Continuing Disclosure. The Municipality hereby covenants and agrees that it will provide annual financial information and material event notices if and as required by Rule 15c2-12 of the Securities Exchange Commission for the Bonds. The Mayor is authorized to execute at the Closing of the sale of the Bonds an agreement for the benefit of and enforceable by the owners of the Bonds specifying the details of the financial information and material event notices to be provided and its obligations relating thereto. Failure of the Municipality to comply with the undertaking herein described and to be detailed in said closing agreement shall not be a default hereunder, but any such failure shall entitle the owner or owners of any of the Bonds to take such actions and to initiate such proceedings as shall be necessary and appropriate to cause the Municipality to comply with their undertaking as set forth herein and in said agreement, including the remedies of mandamus and specific performance.

Section 16. Reasonably Expected Economic Life. The "reasonably expected economic life" of the Project within the meaning of Sections 9-21-101, et seq., Tennessee Code Annotated, is greater than the term of the Bonds authorized herein.

Section 17. Resolution a Contract. The provisions of this resolution shall constitute a contract between the Municipality and the registered owners of the Bonds, and after the issuance of the Bonds, no change, variation or alteration of any kind in the provisions of this resolution shall be made in any manner until such time as the Bonds and interest due thereon shall have been paid in full.

Section 18. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 19. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Duly adopted and approved on June 17, 2014.

_____
Mayor

Attested:

_____
City Recorder

STATE OF TENNESSEE)

COUNTY OF SUMNER)

I, Connie Kittrell, certify that I am the duly qualified and acting City Recorder of City of Gallatin, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a meeting of the governing body of the Municipality held on June 17, 2014; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to the Municipality's General Obligation Bonds.

WITNESS my official signature and seal of said Municipality on _____, 2014.

_____

City Recorder

(SEAL)

EXHIBIT A

FORM OF REFUNDING ESCROW AGREEMENT

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

06/10/2014

DEPARTMENT: **Finance/IT** **AGENDA #** 9

SUBJECT:
Water/Sewer Initial Debt Issuance Resolution

SUMMARY:
Bass Berry & Sims, the city's Bond Council, is preparing the initial debt issuance resolution for the upcoming bond. Will distribute at the council meeting.

RECOMMENDATION:
approval

ATTACHMENT:

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

- ☐ Approved
- ☐ Rejected
- ☐ Deferred

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

06/10/2014

DEPARTMENT: **Finance/IT** **AGENDA #** 10

SUBJECT:
Water/Sewer Authorizing Debt Issuance Resolution

SUMMARY:
Bass Berry & Sims, the city's Bond Council, is preparing the authorizing debt issuance resolution for the upcoming bond. Will distribute at the council meeting.

RECOMMENDATION:
approval

ATTACHMENT:

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

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

June 10, 2014

DEPARTMENT: **Economic Development** **AGENDA #** 11

SUBJECT:
Fast Track Infrastructure at Beretta USA Project

SUMMARY:
Ordinance in support of fast track for Beretta infrastructure.

RECOMMENDATION:

ATTACHMENT:

- [x] **Resolution**
- [ ] **Ordinance**
- [ ] **Correspondence**
- [ ] **Contract**
- [ ] **Bid Tabulation**
- [ ] **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

RESOLUTION NO. R14Ø6-29

RESOLUTION TO ENTER A CONTRACT WITH THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT FOR ASSISTANCE IN CONSTRUCTION AND COMPLETION OF INFRASTRUCTURE FOR BERETTA USA SITE

WHEREAS, THE CITY OF GALLATIN, TENNESSEE, is vitally interested in the economic welfare of its citizens and wishes to provide the necessary leadership to enhance this area's capabilities for growth and development; and

WHEREAS, the provision of jobs to area citizens by local industry is both necessary and vital to the economic well-being of the City of Gallatin; and

WHEREAS, Beretta USA plans to construct a manufacturing facility in the Gallatin Industrial Center; and

WHEREAS, the construction of infrastruture to serve said proposed plant is necessary and vital to the successful completion of this project and the future economic well-being of this area;

NOW, THEREFORE BE IT RESOLVED by the City of Gallatin, that a contract be entered into with the Tennessee Department of Economic and Community Development for assistance in construction and completion of the herein proposed infrastructure and site preparation.

IT IS SO ORDERED.

AYE:

NAY:

DATE:

_____
MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
JOE THOMPSON
CITY ATTORNEY