
**CITY OF GALLATIN
COUNCIL MEETING**

June 16, 2015

6:00 pm

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

- Call to Order – Mayor Brown
- Invocation
- Pledge of Allegiance – Councilman Overton
- Roll Call: Alexander – Brackenbury – Camp – Vice Mayor Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: May 26, 2015 Special-Called City Council Meeting
- Public Recognition on Agenda-Related Items
- Mayor’s Comments

AGENDA

1. **Public Hearing Amended Ordinance No. O15Ø5-29** An ordinance of the City of Gallatin, Sumner County, Tennessee, approving an amendment to the Greensboro Village Planned Unit Development (PUD) Master Development Plan to relocate 204 multi-family residential use units from parcel ‘B’ consisting of a 174.33 (+/-) acre tract, located south of Nashville Pike and east and west of GreenLea Boulevard, to parcel ‘A’, consisting of a 95.33 (+/-) acre tract, located east and west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike, and to relocate 76 one-family detached dwelling residential use units from parcel ‘A’ to parcel ‘B’, and approving the GreenLea Commons Preliminary Master Development Plan (304 multi-family units) on a portion of parcel ‘A’; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability; and providing for an effective date. (PC File #4-290-15) **(Vice Mayor Hayes)**
2. **Public Hearing Ordinance No. O15Ø6-36** An ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 48.564 (+/-) acre parcel, from Residential-15 Planned Residential Development (R15-PRD) Medium Density Residential District to (R15) – Medium Density Residential District and R20 – Low Density Residential District, located south of Shagbark Way and west of Roundtree Drive; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date. **(Councilwoman Anne Kemp)**
3. **Public Hearing Resolution No. R15Ø5-27** A resolution of the City of Gallatin, Sumner County, Tennessee annexing two (2) lots, comprising approximately 10.2 (+/-) acres, located south of Red River Road and east of the SR 109 By-Pass, into the City of Gallatin; authorizing the annexed lots to be indicated on the Official Zoning Atlas; authorizing assignment of annexed area to a council district; repealing conflicting ordinances; providing for severability, and providing for an effective date. **(Councilman Overton)**
4. **Reading Resolution No. R15Ø5-27** A resolution of the City of Gallatin, Sumner County, Tennessee annexing two (2) lots, comprising approximately 10.2 (+/-) acres, located south of Red River Road and east of the SR 109 By-Pass, into the City of Gallatin; authorizing the annexed lots to be indicated on the Official Zoning Atlas; authorizing assignment of annexed area to a council district; repealing conflicting ordinances; providing for severability, and providing for an effective date. **(Councilman Overton)**
5. **Second Reading Ordinance No. O15Ø5-26** An ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 2.501 (+/-) acre lot, from (A) Agricultural – Residential District to (R40) – Low Density Residential District and R15 – Medium Density Residential District, located east of Pittman Drive and west of Big Station Camp Boulevard; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date. **(Vice Mayor Hayes)**

6. **Second Reading Ordinance No. O1505-28** An ordinance of the City of Gallatin, Sumner County, Tennessee rezoning a 162.0 (+/-) acre portion of a parcel (S.B.E. Tax Map #111//Parcel 001.00), located at the east end of Gateway Drive, from Agricultural-Residential (A) Zoning District to the Industrial Restrictive (IR) Zoning District; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date (3-424-15) **(Councilwoman Kemp)**
7. **Second Reading Ordinance No. O1505-30** An ordinance of the City of Gallatin, Sumner County, Tennessee rezoning two lots, comprising approximately 10.2 acres, from R20 – Low Density Residential District to the R15 –Medium Density Residential District, located south of Red River Road and east of the SR 109 by-pass; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date. **(Councilman Overton)**
8. **Second Reading Ordinance No. O1505-32** Ordinance of the City of Gallatin, Tennessee, adopting the annual budget for the fiscal year beginning July 1, 2015 through June 30, 2016 **(Vice Mayor Hayes)**
9. **Second Reading Ordinance No. O1506-35** Ordinance appropriating \$10,784.45 from revenue received from insurance recoveries **(Councilman Camp)**
10. **Second Reading Ordinance No. O1506-37** Ordinance appropriating \$208,000 for 2015 year end budget adjustments **(Councilman Mayberry)**
11. **Second Reading Ordinance No. O1506-39** Ordinance to amend the City of Gallatin, Tennessee Municipal Code, Chapter 10, Article IV, Relative to Noise **(Councilman Camp)**
12. **First Reading Ordinance No. O1506-40** Ordinance appropriating funds for completion of infrastructure improvements in Cumberland Place North, Section 1 **(Councilman Overton)**
13. **First Reading Ordinance No. O1506-41** An ordinance amending Gallatin Municipal Code, Chapter 5, Buildings and Building Regulation, Section 5-58 Amendments to International Building Code **(Councilwoman Brackenbury)**
14. **First Reading Ordinance No. O1506-42** An ordinance amending Gallatin Municipal Code, Chapter 9, Fire Protection and Prevention by adopting International Building Fire Code and related amendments **(Councilman Alexander)**
15. **Resolution No. R1506-38** Resolution awarding life, short term disability & long term disability benefits contract for the City of Gallatin **(Councilman Mayberry)**
16. **Resolution No. R1506-39** Resolution establishing refund policy for incorrect payments for solid waste, garbage or refuse services **(Councilman Camp)**

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

**Gallatin
City Council
Special-Called Meeting**

May 26, 2015

The Gallatin City Council met in a special-called session on Tuesday, May 26, 2015, in the Dr. J. Deotha Malone Council Chambers Gallatin City Hall. Vice Mayor Hayes called the meeting to order at 5:30 PM.

PRESENT:

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

ABSENT:

OTHERS PRESENT:

Connie Kittrell, City Recorder
Rachel Nichols, Finance Director
Rosemary Bates, Special Projects
News Examiner, Reporter
Tommy Dale, Assistant Fire Chief
Ronnie Stiles, Public Works Director
Susan High-McAuley, City Attorney
Russ Steinike, Building Codes

Debbie Johnson, H.R. Director
Don Bandy, Police Chief
David Brown, Leisure Services
Chuck Stuart, Building Official
Lori Smiley, IT Director
Gallatin Newspaper, Reporter

Public Recognition

Vice Mayor Hayes called for public recognition on agenda items only.

Elaine Roth Nichols, former Building Official spoke. Ms. Nichols stated she was the Gallatin Building Official for 18 years and worked closely with Cindy Brazel. Ms. Nichols gave the history of Ms. Brazel's employment in the Codes Department during

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her tenure with the city. Ms. Nichols asked Council to consider Ms. Brazel's many years of service and loyalty to the City.

Vickie Willoughby, sister to Ms. Brazel also spoke. Ms. Willoughby stated she also works for the city and August 8th she will be here 40 years. Ms. Willoughby stated her sister is dedicated, she volunteers and she promotes the City. Ms. Willoughby asked Council to take those qualities into consideration. She also said the personnel rules were not followed.

Vice Mayor Hayes closed public recognition.

Agenda

1. Cindy Brazel Employment Termination Review

Pursuant to City of Gallatin Personnel Rule 12-10(d), Council will review the Mayor's decision to uphold the Department Head's termination of Cindy Brazel.

Councilman Overton gave a history of his relationship with Ms. Brazel and her family. Councilman Overton asked Ms. Brazel to withdraw her appeal.

Cindy Brazel stated she has been with the City for 22 years. Ms. Brazel asked to be transferred to another department and gave a summary of her employment.

Building Official Chuck Stuart gave a history of events. Mr. Stuart said he deferred to the paperwork and stood by it.

Council discussed.

Ms. Stuart said he offered Ms. Brazel the opportunity to retire or probation and she rejected both options.

Discussion continued.

Ms. Brazel shared a recent text message from Mr. Stuart that was sent to the entire department and the responses.

There was discussion on the procedures. Human Resource Director Debbie Johnson stated the personnel rules were followed in this case.

Councilman Overton made motion to uphold the Mayor and the Department Head decision; Councilwoman Kemp seconded.

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Councilman Alexander made motion to amend to transfer Ms. Brazel to another department; Councilman Camp seconded.

Discussion continued on the amendment and consistency of transferals.

Vice Mayor Hayes called for the vote on the amendment. Motion failed with Councilman Alexander, Councilman Camp and Councilwoman Brackenbury voting aye; Councilman Mayberry, Councilwoman Kemp, Councilman Overton and Vice Mayor Hayes voting nay.

Vice Mayor Hayes called for the vote on the original motion. Motion carried with Councilman Overton, Councilman Mayberry, Councilwoman Kemp and Vice Mayor Hayes voting aye; Councilwoman Brackenbury, Councilman Alexander and Councilman Camp voting nay.

Adjourn

Vice Mayor Hayes adjourned the meeting.

Mayor Paige Brown

City Recorder Connie Kittrell

PUBLIC HEARING: JUNE 16, 2015
2ND READING: JULY 7, 2015

AMENDED ORDINANCE NO. 01505-29

AMENDED ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, APPROVING AN AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT PLAN TO RELOCATE 204 MULTI-FAMILY RESIDENTIAL USE UNITS FROM PARCEL 'B' CONSISTING OF A 174.33 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND EAST AND WEST OF GREENLEA BOULEVARD, TO PARCEL 'A', CONSISTING OF A 95.33 (+/-) ACRE TRACT, LOCATED EAST AND WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE, AND TO RELOCATE 76 ONE-FAMILY DETACHED DWELLING RESIDENTIAL USE UNITS FROM PARCEL 'A' TO PARCEL 'B', AND APPROVING THE GREENLEA COMMONS PRELIMINARY MASTER DEVELOPMENT PLAN (304 MULTI-FAMILY UNITS) ON A PORTION OF PARCEL 'A'; 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 owner of property has submitted a complete application to amend the Greensboro Village Planned Unit Development (PUD) and approval of GreenLea Commons Preliminary Master Development Plan on a 21.24 (+/-) acre portion of a 95.33 (+/-) acre tract located in the City of Gallatin, Tennessee; and

WHEREAS, the property is located west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike, and is zoned Multiple Residential and Office – Planned Unit Development (MRO-PUD); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the amendment to the Greensboro Village Planned Unit Development (PUD) and the GreenLea Commons Preliminary Master Development Plan in GMRPC Resolution No. 2015-28; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and Tennessee Code Annotated Section 13-7-203; and

WHEREAS, The City Council has approved by majority vote of the members present the rezoning request of the described property.

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

Section 1. The Gallatin City Council hereby approves the Amendment to the Greensboro Village Planned Unit Development as described in Exhibit 'A' and the GreenLea Commons Preliminary Master Development Plan as described in Exhibit 'B'.

- Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas to reflect the rezoning and Preliminary Master Development Plan herein made;
- Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.
- Section 4. 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.
- Section 5. This Ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING: June 2, 2015.

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Greensboro Village Planned Unit Development-Development Allocations
Exhibit 'B' – GreenLea Commons Preliminary Master Development Plan with conditions

EXHIBIT 'A'

GREENSBORO PLANNED UNIT DEVELOPMENT

The Greensboro Village PUD Master Development Plan, consists of a one (1) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with a Reapproved date of October 29, 2012, submitted for revision on January 28, 2015, and received May 4, 2015, and the Master Development Plan 2015 Amendment (Proposed) (PC File #4-290-15) Chart, consist of a one (1) sheet plan, prepared by Lose & Associates, and received May 4, 2015.

Development Allocations

TRACT 'A' - 95.33 Acres
(Located north of Nashville Pike (US 31E))

MRO-PUD ZONING

1,044,000 square feet of Commercial Uses
304 Multi-family Unit Apartments

TRACT 'B' - 174.33 Acres
(Located south of Nashville Pike (US 31E))

MRO-PUD ZONING

R6-PUD ZONING

R15-PUD ZONING

1,605,000 square feet of Commercial Uses

503 Residential Units*

Dwelling One-Family Detached Units

Dwelling Two-Family Detached - Duplex Units

Dwelling Attached Units

Dwellings Multi-Family (Condominium, Townhomes only)

No Apartments or Mobile Home Parks/Units are permitted in Tract 'B'

*Includes 132 Units: The Retreat at Fairvue, 25 units: Grassland Downs Park Subdivision and 346 units: Area 1, 2, 3, and 4 of Tract 'B'

EXHIBIT 'B'

The Preliminary Master Development Plan for the GreenLea Commons, consists of a 26 sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with project number 14155, dated January 28, 2015, with a final revision dated May 1, 2015, together with the Architectural Elevations and Photometric Plan for GreenLea Apartments Makowsky Ringel Greenberg, consisting of a nine (9) sheet plan, prepared by Fleming Architects of Memphis, Tennessee, with project number 831014, dated January 28, 2015, with the following conditions:

1. Submit an application to amend the *Gallatin on the Move 2020 General Development and Transportation Plan* and obtain approval of an amended plan. (The Major Thoroughfare Plan (MTP) calls for a connection from the intersection of Derby Drive and St. Blaise Road to GreenLea Boulevard at the currently proposed main driveway to GreenLea Commons.) If the Planning Commission approves the amendment to the Major Thoroughfare Plan (MTP), then the Greensboro Village PUD Master Development Plan is hereby amended to extend St. Blaise Road northward, extending through the Greensboro North Transit Ready Development, connecting and crossing GreenLea Boulevard to align with Enterprise Drive.
2. The installation of security gates or other such features across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6.
3. Provide a sidewalk access easement along St. Blaise Road.
4. Dedicate sufficient right-of-way to the city for the purpose of constructing the realignment of the existing curve on St. Blaise Road located near the T.V.A. easement as approved by the Engineering Division.
5. Dedicate a five (5) foot wide right-of-way to the city, adjacent to the existing St. Blaise Road right-of-way, for future expansion of St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.
6. Dedicate a five (5) foot wide utility easement adjacent to the five (5) wide right-of-way dedication for St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.
7. Revise architectural elevations to meet the minimum 70 percent of stone and/or brick requirement for exterior facade materials per Section 13.08.010.A, *Materials* of the Gallatin Zoning Ordinance.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

May 26, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 2

SUBJECT:

Ordinance No. O1505-29. An Ordinance of the City of Gallatin, Sumner County, Tennessee, amending the Greensboro Village Planned Unit Development Master Development Plan and approving the GreenLea Commons Preliminary Master Development Plan (File #4-290-15)

SUMMARY:

An Ordinance of the City of Gallatin, Sumner County, Tennessee, approving an amendment to the Greensboro Village Planned Unit Development (PUD) Master Development Plan to relocate 204 Multi-Family Use Units from Parcel 'B', consisting of a 174.33 (+/-) acre tract, located south of Nashville Pike and east and west of GreenLea Boulevard, to Parcel 'A', consisting of a 95.33 (+/-) acre tract, located east and west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike, and to relocate 76 one-family detached dwelling residential use units from Parcel 'A' to Parcel 'B', and approving the GreenLea Commons Preliminary Master Development Plan on a portion of Parcel 'A'; Authorizing the revision to be indicated on the Official Zoning Atlas; Repealing conflicting ordinances, providing for severability, and providing for an effective date.

The Planning Commission reviewed the request at the April 27, 2015 meeting and voted 4 to 2 to approve GMRPC Resolution No. 2015-28 which included Ordinance No. O1505-29.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

PUBLIC COMMENT

ORDINANCE NO. O1506-36

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 48.564 (+/-) ACRE PARCEL, FROM RESIDENTIAL-15 PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD) MEDIUM DENSITY RESIDENTIAL DISTRICT TO (R15) – MEDIUM DENSITY RESIDENTIAL DISTRICT AND R20 - LOW DENSITY RESIDENTIAL DISTRICT, LOCATED SOUTH OF SHAGBARK WAY AND WEST OF ROUNDTREE DRIVE; 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 owner of property has submitted a complete application to rezone a 48.564 (+/-) acre parcel, located in the City of Gallatin, Tennessee; and

WHEREAS, the proposed zoning map amendment conforms to the general plan of the area including the established Suburban Neighborhood Emerging Character Area and the public necessity, convenience, and the general welfare will be served by approving the proposed amendment; and

WHEREAS, the property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property; and

WHEREAS, the proposed rezoning will provide opportunities for single-family development on the property consistent with housing on adjacent properties and provide for in-fill development that will compliment the scale, setbacks and style of existing adjacent homes; and

WHEREAS, the proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2015-66; and

WHEREAS, the City Council held a public hearing following public notice as prescribed by the Gallatin Zoning Ordinance and Tennessee Code Annotated §13-7-203; and

WHEREAS, the City Council has approved by majority vote of the members present the rezoning request of the described property.

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

Section 1. The City Council of the City of Gallatin does hereby approve rezoning a 48.654 (±) acre parcel from the Residential 15 – Planned Residential Development (R15-PRD) Medium Density Residential District to the Residential 15 (R15) – Medium Density Residential District and Residential 20 (R20) - Low Density Residential District as described in Exhibits ‘A’ and ‘B’.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City’s Official Zoning Atlas to show the classification for the area as hereby rezoned.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions 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.

Section 5. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING: June 2, 2015.

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MACAULEY
CITY ATTORNEY

Exhibit ‘A’ – Legal Description of the Residential-15 (R15) property
Exhibit ‘B’ – Legal Description of the Residential-20 (R20) property

EXHIBIT 'A'

R-15 DESCRIPTION

Commencing at an iron pin at the Northeast corner of Lot 221 Oak Hill subdivision Phase 1, travel thence S21-44'-11"E 566.54' to an iron pin, thence S09-32'-02"W 184.62', thence N 81-019'-42"W a distance of 219.64'; thence S80-40'-18"W 63.55'; to the true point of beginning (P.B. 25 Pg. 302);

Thence S 09-32'-03"W a distance of 52.00';
Thence S 08-53'-15"W a distance of 331.14';
Thence S 07-30'-31"W a distance of 336.35';
Thence S 06-55'-25"W a distance of 127.14';
Thence S 04-01'-36"W a distance of 63.16';
Thence S 09-10'-38"W a distance of 140.07';
Thence S 23-34'-45"W a distance of 167.51';
Thence S 21-48'-14"W a distance of 104.48';
Thence S 21-54'-25"W a distance of 186.23';
Thence S 68-05'-35"E a distance of 218.66';
Thence S 62-22'-04"W a distance of 62.99' to a point;
Thence S 57-11'-48"W a distance of 67.96' to a point;
Thence N 31-57'-12"W a distance of 25.92' to a point;
Thence with a curve turning to the right with an arc length of 211.51', with a radius of 410.00', with a chord bearing of S 68-14'-26"W, with a chord length of 209.17', to a point;
Thence with a compound curve turning to the right with an arc length of 548.84', with a radius of 535.00', with a chord bearing of N67-35'-29"W, with a chord length of 525.09', to a point;
Thence N38-12'-08"W a distance of 54.82' to a point;
Thence with a curve turning to the left with an arc length of 360.30', with a radius of 1040.00', with a chord bearing of N48-07'-38"W, with a chord length of 358.50', to a point;
Thence S61-01'-31"W a distance of 350.98' to a point;
Thence N88-45'-25"W a distance of 82.88' to a point;
Thence S75-30'-52"W a distance of 118.47' to a point;
Thence S63-45'-22"W a distance of 70.92' to a point;
Thence N17-07'-42"W a distance of 65.55' to a point;
Thence N25-39'-11"E a distance of 59.65' to a point;
Thence N09-50'-09"E a distance of 91.62' to a point ;
Thence N04-27'-47"W a distance of 88.70' to a point;
Thence N49-52'-44"W a distance of 111.13' to a point ;
Thence with a curve turning to the right with an arc length of 29.86', with a radius of 267.00', with a chord bearing of N76-50'-37"E, with a chord length of 29.84', to a point;
Thence N79-02'-20"E a distance of 92.85' to a point;
Thence with a curve turning to the left with an arc length of 424.59', with a radius of 208.00', with a chord bearing of N29-17'-03"E, with a chord length of 354.62', to a point;
Thence N04-45'-59"E a distance of 44.27' to a point;
Thence N49-22'-00"E a distance of 65.88' to a point;
Thence N08-45'-56"E a distance of 100.49' to a point;

Thence N40-38'-00"W a distance of 222.09' to a point;
Thence N52-27'-33"E a distance of 350.57' to a point;
Thence S33-28'-01"E a distance of 150.01' to a point;
Thence S56-30'-16"W a distance of 5.51' to a point;
Thence S33-31'-27"E a distance of 22.00' to a point;
Thence S33-31'-27"E a distance of 149.00' to a point;
Thence S56-17'-58"W a distance of 32.68' to a point;
Thence S33-52'-29"E a distance of 187.42' to a point;
Thence N56-48'-59"E a distance of 108.26' to a point;
Thence S32-40'-15"E a distance of 111.64' to a point;
Thence N30-51'-08"E a distance of 240.54' to a point;
Thence N59-05'-38"E a distance of 675.83' to a point;
Thence N70-17'-15"E a distance of 227.33' to a point;
Thence S81-19'-42"E a distance of 50.00' to a point;
which is the point of beginning, having an area of **1,766,967.84 square feet, 40.564 (+/-) acres**
according to prior survey information dated 1/7/2008

EXHIBIT 'B'

R-20 DESCRIPTION

Commencing at an iron pin at the Northeast corner of Lot 221 Oak Hill subdivision Phase 1, Travel thence S21-44'-11"E 566.54' to an iron pin, thence S09-32'-02"W 184.62' to the true point of beginning (P.B. 25 Pg. 302):

Thence S 09-032'-03"W a distance of 117.62';
Thence S 08-053'-15"W a distance of 327.27';
Thence S 07- 030'-31"W a distance of 332.60';
Thence S 06-055'-25"W a distance of 120.49';
Thence s 04-001'3-6"W a distance of 67.47';
Thence S 09-010'-38"W a distance of 177.53';
Thence S 23-034'-45"W a distance of 191.75';
Thence S 21-048'-14"W a distance of 101.29';
Thence S 21-054'-25"W a distance of 186.43';
Thence N 68-005'-35"W a distance of 218.66';
Thence N 21-054'-25"E a distance of 186.23';
Thence N 21-048'-14"E a distance of 104.48';
Thence N 23-034'-45"E a distance of 167.51';
Thence N 09-010'-38"E a distance of 140.07';
Thence N 04-001'-36"E a distance of 63.16';
Thence N 06-055'-25"E a distance of 127.14';
Thence N 07-030'-31"E a distance of 336.35';
Thence N 08-053'-15"E a distance of 331.14';
Thence N 09-032'-03"E a distance of 52.00';
Thence N 08-040'-18"E a distance of 63.55';
Thence S 81-019'-42"E a distance of 219.64';

Which is the point of beginning,

Having an area of **349,244.88 square feet, 8.018 acres**

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

MAY 26, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 3

SUBJECT:

Ordinance No. O1506-36 an ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 48.564 (+/-) acres from Residential-15 Planned Residential Development (R15-PRD) Medium Density Residential District to R15 Medium Density Residential District (40.546 +/- acres) and R20 Low Density Residential District (8.018 +/- acres).

SUMMARY:

An Ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 48.564 (+/-) acre parcel, from Residential 15-Planned Residential Development (R15-PRD) to R15 - Medium Density Residential District (40.546 +/- acres) and R20 - Low Density Residential District (8.018 +/- acres), located south of Shagbark Lane and west of Roundtree Drive; Authorizing the revision to be indicated on the official Zonign Atlas; Repealing conflicting ordinances; Providing for severability; and Providing an effective date.

On May 18, 2015 the Gallatin Municipal-Regional Planning Commission recommended approval of GMRPC Resolution 2015-66. (3-562-15)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1505-27

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ANNEXING TWO (2) LOTS, COMPRISING APPROXIMATELY 10.2 (+/-) ACRES, LOCATED SOUTH OF RED RIVER ROAD AND EAST OF THE SR 109 BY-PASS, INTO THE CITY OF GALLATIN; AUTHORIZING THE ANNEXED LOTS TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; AUTHORIZING ASSIGNMENT OF ANNEXED AREA TO A COUNCIL DISTRICT; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property of the affected area described in Exhibit A has submitted a petition to annex 10.2± acres located adjacent to and substantially contiguous to the City of Gallatin, Tennessee city limits and located in the City of Gallatin Planning Area; and

WHEREAS, a public hearing was held following public notice as prescribed by Tenn. Code Ann. §6-61-102; and

WHEREAS, the City of Gallatin deems it reasonable and mutually beneficial to annex the territory described herein; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has by a majority vote recommended approval of the proposed annexation and Plan of Service to the affected area; and

WHEREAS, the City Council of the City of Gallatin has approved a Plan of Service for the annexation area as described in Resolution No. R1505-26.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE as follows:

Section 1. The City Council of the City of Gallatin does hereby annex the following property as described in Exhibit 'A' and indicated on the map in Exhibit 'B';

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's boundaries and the Official Zoning Atlas to show the classification for the area as hereby being annexed into the City as shown on Exhibit 'A' and Exhibit 'B' attached hereto.

Section 3. The territory described in Exhibit 'A' and depicted in Exhibit 'B' shall become part of City Council District 3.

Section 4. All ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this resolution are hereby repealed to the extent of such conflict.

Section 5. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. This resolution shall take effect after final passage, the public welfare requiring such, per Tenn. Code Ann. §6-51-104.

IT IS SO ORDERED.

PRESENT AND VOTING.

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Legal Description of annexation territory

Exhibit 'B' – Map of the annexation territory

EXHIBIT 'A'

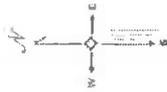
Lots 8 and 9, Bradley Farm Subdivision as recorded in Plat Book 1, Page 197, Register's Office of
Sumner County, Tennessee

EXHIBIT 'B'

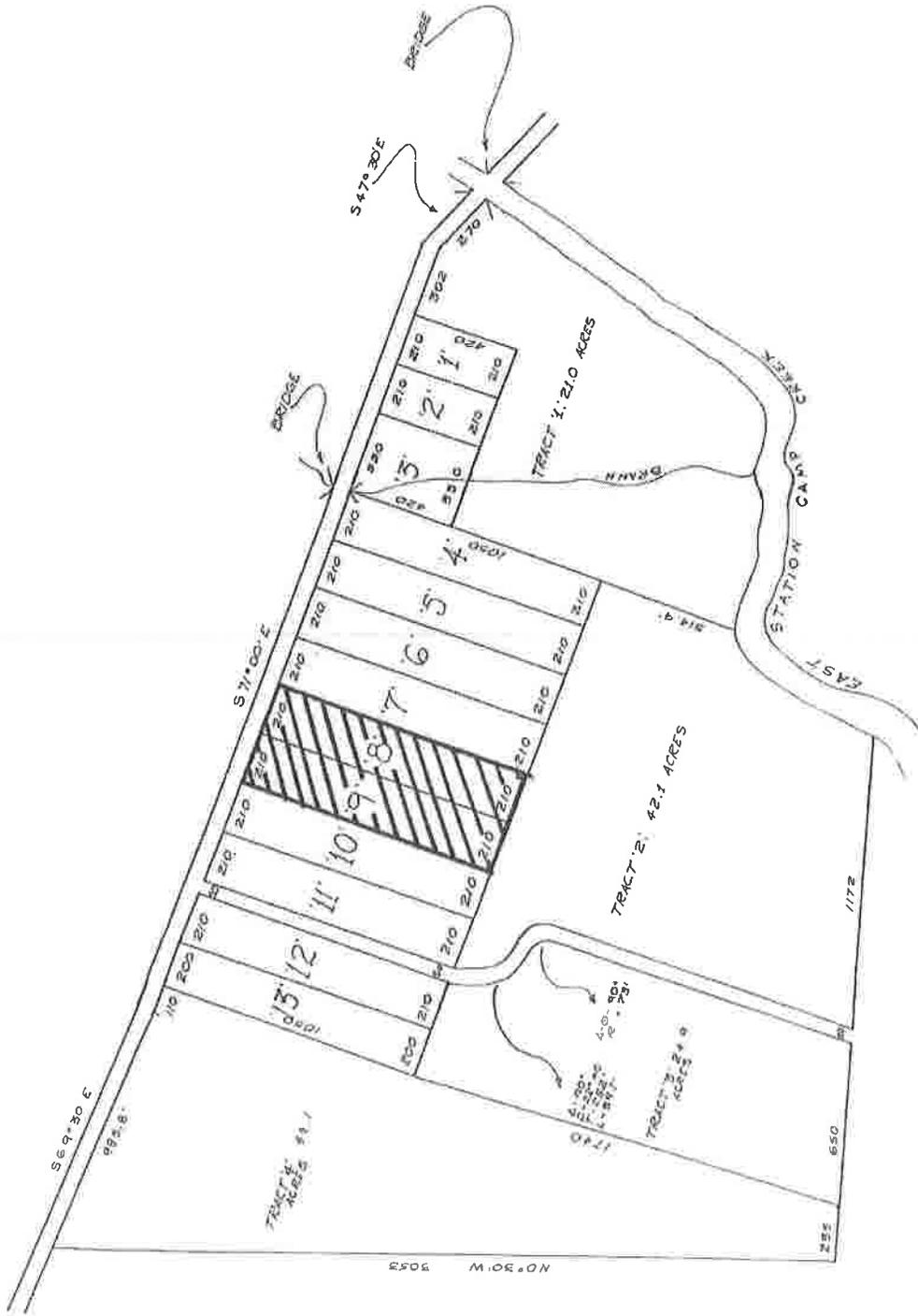
[Map of Annexation Area]

197.
10000160

197.

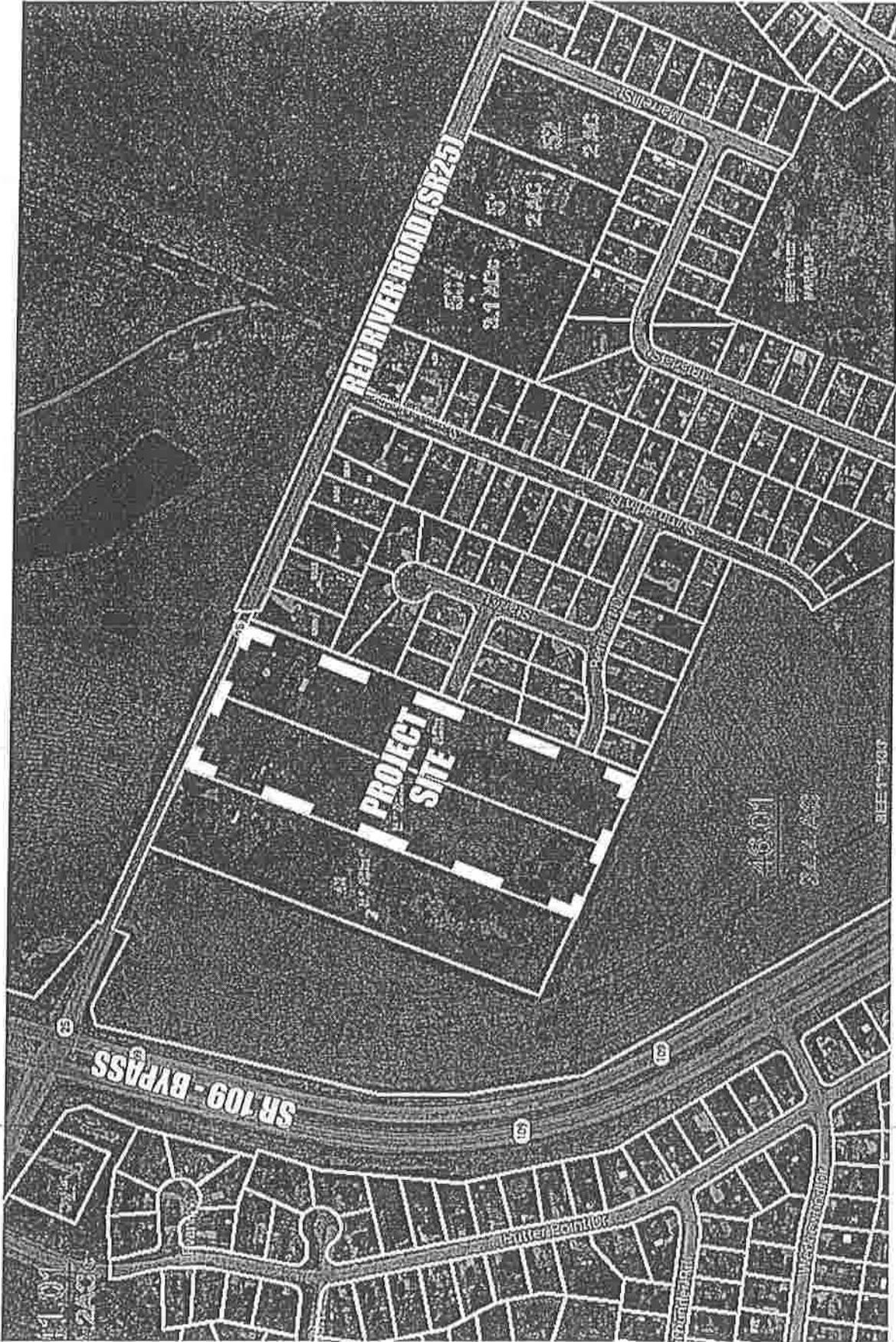


EXHIBIT



PLAT OF
BRADLEY BROS.
 SUBDIVISION
 - CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE
BRADLEY BROS. OWNER
BARNARD E. WALKER DEVELOPER
PAUL D. BEATTY & C.S. SURVEYOR
 REVISED SURVEY C.S.
 SCALE: 1" = 100'

APPROVED BY:
 SUMNER COUNTY PLANNING COMMISSION
 SUMNER COUNTY, TENNESSEE
 FILED: RECORD 246-16-24
 JUNE 11, 1976



Prepared By: Kevin Chastine, AICP
Prepared On: April. 16, 2015

Location Map
Bradley Farms Subdivision - Annexation
South of Red River Road (SR25) and East of SR 109 Bypass
PC File# 6-404-15 and 6-417-15

EXHIBIT B



**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

May 12, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA #9

SUBJECT:

Resolution No. R1505-27 Annexation of Lots 8 & 9, Bradley Farm Subdivision (6-404-15 & 6-416-15)

SUMMARY:

A Resolution of the City of Gallatin, Sumner County, Tennessee, annexing two (2) lots, comprising approximately 10.2 (+/-) acres, located south of Red River Road and east of the SR 109 By-Pass into the City of Gallatin; authorizing the annexed lots to be indicated on the Official Zoning Atlas; assigning the annexed area to a Council district; repealing conflicting Ordinances; providing for severability, and providing an effective date.

The property is located within the Gallatin Planning Region and is contiguous to the existing City limits. A Plan of Service is required by state statute (Tenn.Code Annotated, §6-51-102(b)) to accompany an annexation request. The Planning Commission approved GMRPC Resolution No. 2015-46 recommending that the Council adopted the Plan of Services and annex the properties as required by Tenn. Code Annotated, Title 6, Chapter 6, §6-51-102(b)(4).

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

PUBLIC COMMENT

RESOLUTION NO. R1505-27

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ANNEXING TWO (2) LOTS, COMPRISING APPROXIMATELY 10.2 (+/-) ACRES, LOCATED SOUTH OF RED RIVER ROAD AND EAST OF THE SR 109 BY-PASS, INTO THE CITY OF GALLATIN; AUTHORIZING THE ANNEXED LOTS TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; AUTHORIZING ASSIGNMENT OF ANNEXED AREA TO A COUNCIL DISTRICT; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property of the affected area described in Exhibit A has submitted a petition to annex 10.2± acres located adjacent to and substantially contiguous to the City of Gallatin, Tennessee city limits and located in the City of Gallatin Planning Area; and

WHEREAS, a public hearing was held following public notice as prescribed by Tenn. Code Ann. §6-61-102; and

WHEREAS, the City of Gallatin deems it reasonable and mutually beneficial to annex the territory described herein; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has by a majority vote recommended approval of the proposed annexation and Plan of Service to the affected area; and

WHEREAS, the City Council of the City of Gallatin has approved a Plan of Service for the annexation area as described in Resolution No. R1505-26.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE as follows:

Section 1. The City Council of the City of Gallatin does hereby annex the following property as described in Exhibit 'A' and indicated on the map in Exhibit 'B';

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's boundaries and the Official Zoning Atlas to show the classification for the area as hereby being annexed into the City as shown on Exhibit 'A' and Exhibit 'B' attached hereto.

Section 3. The territory described in Exhibit 'A' and depicted in Exhibit 'B' shall become part of City Council District 3.

Section 4. All ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this resolution are hereby repealed to the extent of such conflict.

Section 5. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. This resolution shall take effect after final passage, the public welfare requiring such, per Tenn. Code Ann. §6-51-104.

IT IS SO ORDERED.

PRESENT AND VOTING.

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Legal Description of annexation territory

Exhibit 'B' – Map of the annexation territory

EXHIBIT 'A'

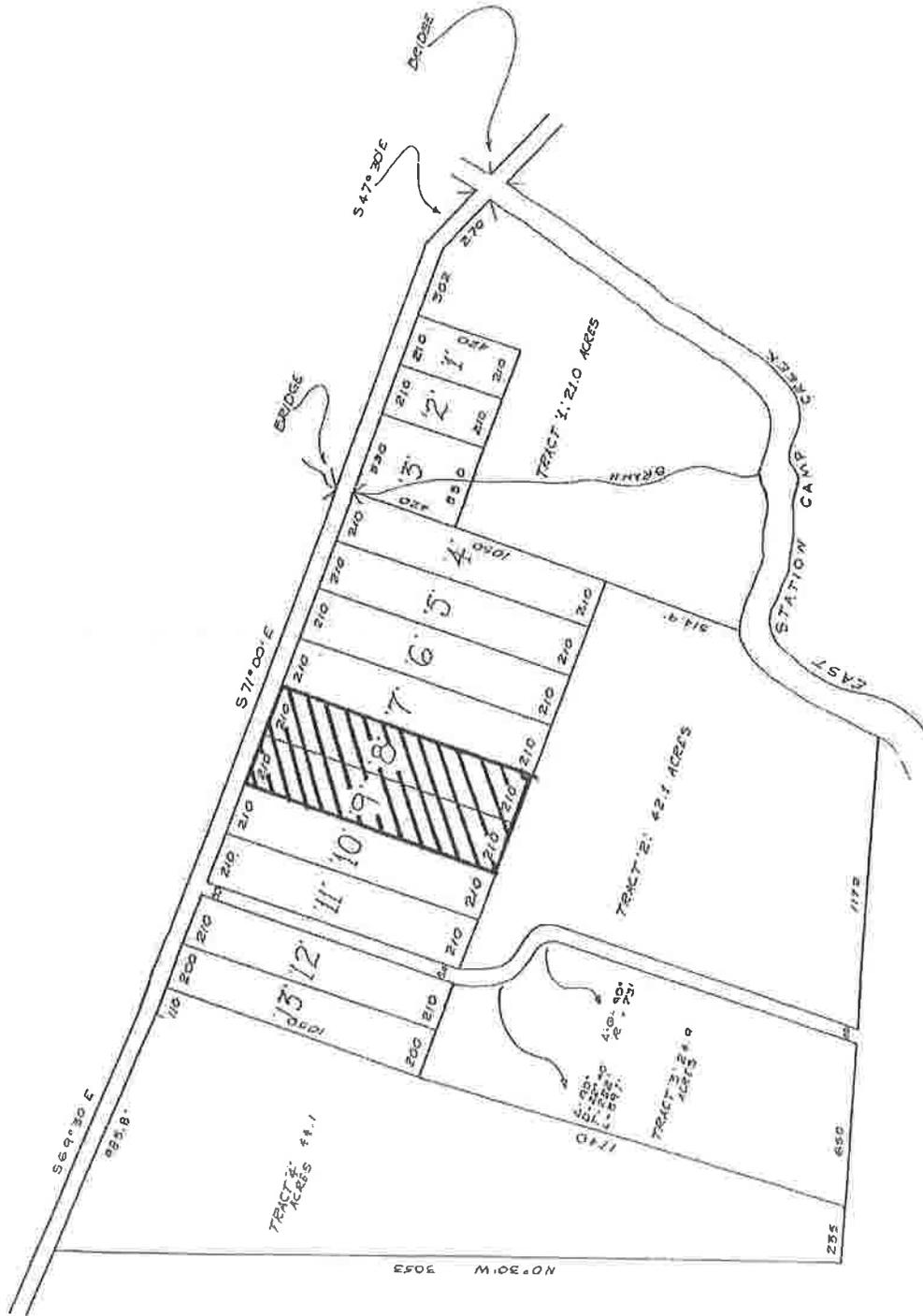
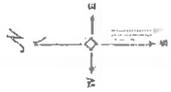
Lots 8 and 9, Bradley Farm Subdivision as recorded in Plat Book 1, Page 197, Register's Office of
Sumner County, Tennessee

EXHIBIT 'B'

[Map of Annexation Area]

197.
10000160

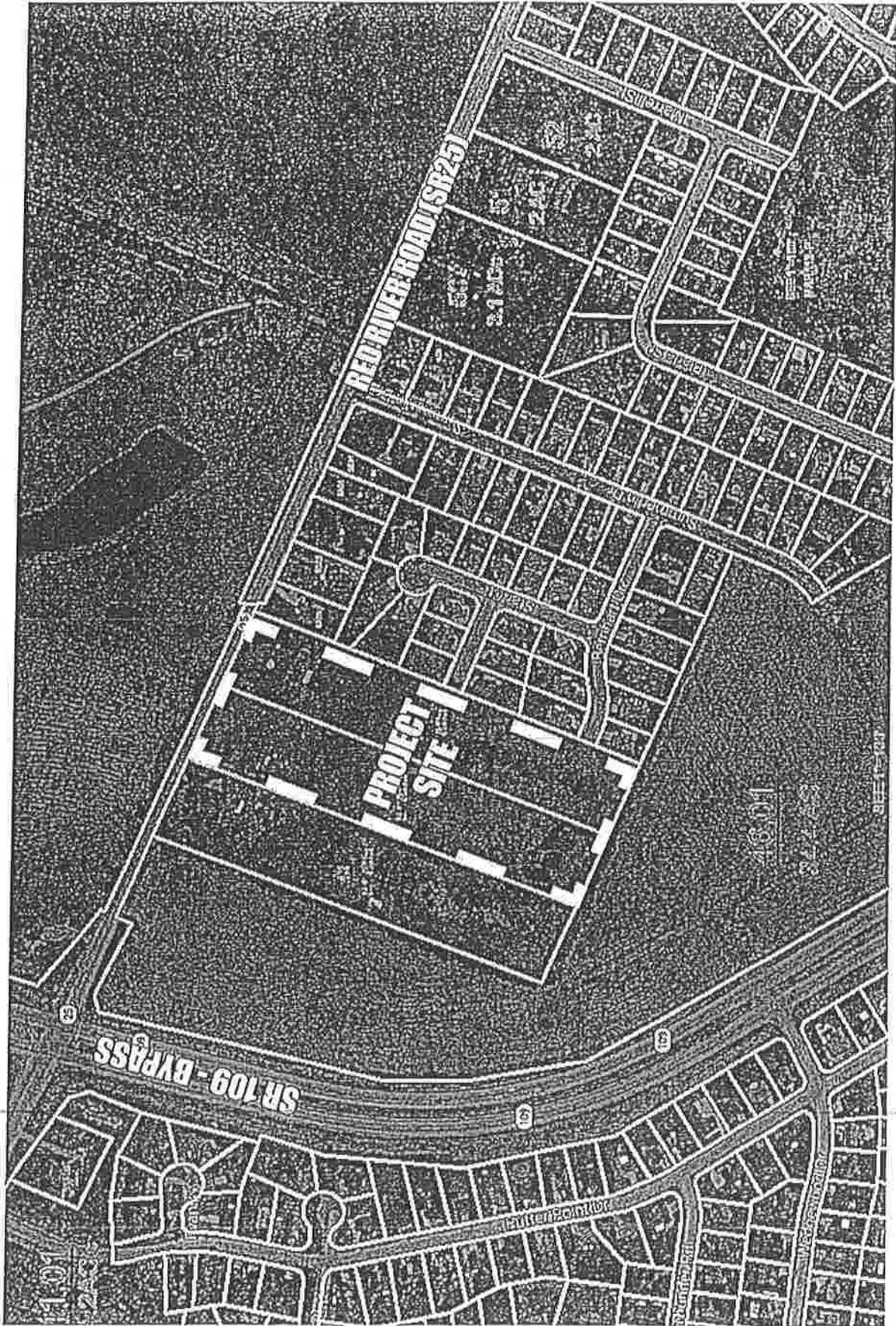
197.



PLAT OF
BRADLEY BROS.
SUBDIVISION
CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE
BRADLEY BROS. OWNER
BARBARA E. WALKER OWNER
PAUL D. SEXTON, C.S. SURVEYOR
BOYLAND, ORRICK, P.V. MINISTERS
SCALE 1" = 100'

APPROVED BY:
SUMNER COUNTY PLANNING COMMISSION
DATE: 11/15/56
SUMNER COUNTY, TENNESSEE
PLANNING BOARD MEETING: 11/15/56
BY: [Signature]
MINISTER SECRETARY





Location Map
 Bradley Farms Subdivision - Annexation
 South of Red River Road (SR25) and East of SR 109 Bypass
 PC File# 6-404-15 and 6-417-15

Prepared By: Kevin Chastine, AICP
 Prepared On: April, 16, 2015

EXHIBIT B

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

May 12, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA #9

SUBJECT:

Resolution No. R1505-27 Annexation of Lots 8 & 9, Bradley Farm Subdivision (6-404-15 & 6-416-15)

SUMMARY:

A Resolution of the City of Gallatin, Sumner County, Tennessee, annexing two (2) lots, comprising approximately 10.2 (+/-) acres, located south of Red River Road and east of the SR 109 By-Pass into the City of Gallatin; authorizing the annexed lots to be indicated on the Official Zoning Atlas; assigning the annexed area to a Council district; repealing conflicting Ordinances; providing for severability, and providing an effective date.

The property is located within the Gallatin Planning Region and is contiguous to the existing City limits. A Plan of Service is required by state statute (Tenn.Code Annotated, §6-51-102(b)) to accompany an annexation request. The Planning Commission approved GMRPC Resolution No. 2015-46 recommending that the Council adopted the Plan of Services and annex the properties as required by Tenn. Code Annotated, Title 6, Chapter 6, §6-51-102(b)(4).

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

PUBLIC COMMENT

ORDINANCE NO. O1505-26

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 2.501 (+/-) ACRE LOT, FROM (A) AGRICULTURAL - RESIDENTIAL DISTRICT TO (R40) – LOW DENSITY RESIDENTIAL DISTRICT AND R15 - MEDIUM DENSITY RESIDENTIAL DISTRICT, LOCATED EAST OF PITTMAN DRIVE AND WEST OF BIG STATION CAMP BOULEVARD; 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 owner of property has submitted a complete application to rezone a 2.501 (+/-) acre lot, located in the City of Gallatin, Tennessee; and

WHEREAS, the proposed zoning map amendment conforms to the general plan of the area, including the established Suburban Neighborhood Established Character Area, and that the public necessity, convenience, and the general welfare, will be served by approving the proposed amendment; and

WHEREAS, the property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property; and

WHEREAS, the proposed rezoning will provide opportunities for single-family development on the property consistent with housing on adjacent properties and provide for in-fill development that will compliment the scale, setbacks and style of existing adjacent homes; and

WHEREAS, the proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2015-51; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and Tennessee Code Annotated §13-7-203; and

WHEREAS, the City Council has approved by majority vote of the members present the rezoning request of the described property.

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

Section 1. The City Council of the City of Gallatin does hereby approve rezoning a 2.501 (±) acre parcel from the Agricultural (A) – Residential District to the (R40) – Low Density Residential District and (R15) - Medium Density Residential District as described in Exhibits ‘A’ and ‘B’.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City’s Official Zoning Atlas to show the classification for the area as hereby rezoned.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. 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.

Section 5. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING: May 19, 2015.

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MACAULEY
CITY ATTORNEY

Exhibit ‘A’ – Legal Description of the Residential-40 (R40) property
Exhibit ‘B’ – Legal Description of the Residential-15 (R15) property

EXHIBIT 'A'

The Virgil Tisdale Property as recorded in Plat Book 11, Page 144, Register's Office of Sumner County, Tennessee

R-40 DESCRIPTION

LAND IN THE FOURTH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE. BEING A PORTION OF THE PROPERTY OF PAUL CARTER and CAROLYN I. CARTER, AS OF RECORD IN BOOK 316, PAGE 214, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST PROPERTY CORNER OF PAUL and CAROLYN J. CARTER.

THENCE WITH THE SOUTHERN PROPERTY LINE OF PAUL and CAROLYN J. CARTER, S80°38'41"W 209.42 FEET TO THE SOUTHWEST PROPERTY CORNER OF PAUL and CAROLYN J. CARTER;

THENCE WITH WEST PROPERTY LINE OF PAUL and CAROLYN J. CARTER, N22°29'40"W 189.56 FEET TO A POINT;

THENCE CONTINUING WITH THE WESTERN PROPERTY LINE OF PAUL and CAROLYN J. CARTER, N22°29'33"W 135.15 FEET TO A POINT;

THENCE WITH A NEW LINE, N81°55'43"E 211.22 FEET TO A POINT ON THE EASTERN PROPERTY LINE OF PAUL and CAROLYN J. CARTER;

THENCE WITH THE EASTERN PROPERTY LINE OF PAUL and CAROLYN J. CARTER, S21°52'08"E 89.51 FEET TO A POINT;

THENCE CONTINUING WITH THE EASTERN PROPERTY LINE OF PAUL and CAROLYN J. CARTER, S22°34'51"1E 230.20 FEET TO THE POINT OF BEGINNING;

CONTAINING 65,699 SQUARE FEET, MORE OR LESS.

AS DESCRIBED MARCH 24, 2015 BY L. STEVEN BRIDGES, JR. OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075. PHONE 615-822-5394.

EXHIBIT 'B'

R-15 DESCRIPTION

LAND IN THE FOURTH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE. BEING A PORTION OF THE PROPERTY OF PAUL CARTER and CAROLYN J. CARTER, AS OF RECORD IN BOOK 316, PAGE 214, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST PROPERTY CORNER OF PAUL and CAROLYN J. CARTER.

THENCE WITH THE EAST PROPERTY LINE OF CARTER, S21°52'08"E 210.00 FEET TO A POINT;

THENCE WITH A NEW LINE, S81°55'43"W 211.22 FEET TO A POINT ON THE WEST PROPERTY LINE OF PAUL and CAROLYN J. CARTER;

THENCE WITH WEST PROPERTY LINE OF PAUL and CAROLYN J. CARTER, N22°29'43"W 210.01FEET TO THE NORTHWEST PROPERTY CORNER;

THENCE WITH THE NORTH PROPERTY LINE OF PAUL and CAROLYN J. CARTER, N81°46'51"E 213.45 FEET TO THE POINT OF BEGINNING;

CONTAINING 43,259 SQUARE FEET, MORE OR LESS.

AS DESCRIBED MARCH 24, 2015 BY I. STEVEN BRIDGES, JR. OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075. PHONE 615-822-5394.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

MAY 12, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA #6

SUBJECT:

Ordinance No. O1505-26 an ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 2.501 (+/-) acres from Agricultural Residential (A) District to R40 Low Density Residential District (1.508 +/- acres) and R15 Medium Density Residential District (.99 +/- acres).

SUMMARY:

An Ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 2.501 (+/-) acre lot, from (A) Agricultural-Residential District to (R40) - Low Density Residential District and (R15) - Medium Density Residential District, located east of Pittman Drive and west of Big Station Camp Boulevard; Authorzing the revision to be indicated on the official Zonign Atlas; Repealing conflicting ordinances; Providing for severability; and Providing an effective date.

The Gallatin Municipal-Regional Planning Commission recommended approval of GMRPC Resoultion 2015-51 at the April 27, 2015 Planning Commission Meeting. (3-466-15)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01505-28

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING A 162.0 (+/-) ACRE PORTION OF A PARCEL (S.B.E. TAX MAP #111//PARCEL 001.00), LOCATED AT THE EAST END OF GATEWAY DRIVE, FROM AGRICULTURAL-RESIDENTIAL (A) ZONING DISTRICT TO THE INDUSTRIAL RESTRICTIVE (IR) ZONING DISTRICT; AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE (3-424-15)

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. 2015-49 ; 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 approves changing the zoning from the Agricultural-Residential (A) District to the Industrial Restrictive (IR) District on the property described in Exhibit 'A'; 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, that Industrial Restrictive (IR) District zoning is hereby established for the property described in Exhibit 'A'; and
3. The Gallatin City Council hereby approves, authorizes, and directs 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, and shall, upon the effective date of this ordinance, amend the Atlas to reflect the established zoning for the property; 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.

PASSED FIRST READING: May 19, 2015.

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCCAULEY
CITY ATTORNEY

EXHIBIT A

*Legal Description
For
Ordic Gregory*

Being property situated along the margin of Gateway Drive in the 2nd Civil District of Sumner County, Tennessee. Said property being known as Job# 15014 and more particularly described according to a survey made by Vester Land Surveying, LLC on January 30, 2015 as follows:

Beginning at an iron pin in the southerly margin of Gateway Drive (80'). Said pin being the northeast corner of the property conveyed to Gregory Real Estate, LLC by deed of record in R.B. 3983, PG. 421, R.O.S.C., TN. Thence with the margin of said road S 80°00'46" E a distance of 72.06' to an iron pin; Thence with a curve turning to the right with an arc length of 42.15', with a radius of 50.00', with a chord bearing of S 57°47'01" E, with a chord length of 40.91' to an iron pin; Thence with a reverse curve turning to the left with an arc length of 213.18', with a radius of 87.00', with a chord bearing of N 76°36'39" E, with a chord length of 163.71';; to an iron pin old; Said pin being the southeast corner of the property conveyed to the City of Gallatin by deed of record in R.B. 3893, PG. 425, R.O.S.C., TN. Thence with the City of Gallatin N 07°07'14" E a distance of 1420.66' to an iron pin old in the line of the property conveyed to Gregory Real Estate, LLC by deed of record in R.B. 1811, PG. 783, R.O.S.C., TN. Thence with the line of Gregory Real Estate, LLC, S 81°40'31" E a distance of 421.04' to an iron pin; Thence S 88°50'10" E a distance of 1772.05' to an iron pin old; Thence S 87°09'50" E a distance of 279.05' to an iron pin old in the line of the property conveyed to Fred A Kelly III by deed of record in D.B. 113, PG. 9, R.O.S.C., TN.; Thence with the line of Kelly S 07°02'49" W a distance of 2856.54' to an iron pin old; Thence with the line of the remaining property of Gregory Real Estate, LLC, N 82°56'16" W a distance of 610.42' to an iron pin old; thence N 83°12'59" W a distance of 1757.50' to an iron pin old; Thence N 82°51'49" W a distance of 359.00' to an iron pin; Thence with the line of Lot 6 of the Gallatin Industrial Center Phase 3 (P.B. 28, PG. 193, R.O.S.C., TN.) N 07°05'02" E a distance of 155.65' to an iron pin; Thence N 31°49'47" E a distance of 137.62' to an iron pin; Thence N 09°02'43" E a distance of 154.40' to an iron pin; Thence N 14°07'54" W a distance of 174.17' to an iron pin in the line of the property conveyed to Gregory Real Estate, LLC by deed of record in R.B. 3983, PG. 193, R.O.S.C., TN.; Thence with the line of Gregory Real Estate N 07°05'32" E a distance of 617.13' to the POINT OF BEGINNING. Containing 162.00 acres more or less.

Being a portion of the same property conveyed to Gregory Real Estate by deed of record in R.B. 1811, PG. 783, R.O.S.C., TN.

The above described tract is benefited by a perpetual and permanent easement being described as follows:

Beginning at an iron pin old. Said pin being the southeast corner of the above described tract. Thence leaving said pin N 82°56'16" W a distance of 580.21' to the true point of beginning; Thence S 07°03'44" W a distance of 100.00' to a point; Thence N 82°56'16" W a distance of 29.96' to a point; Thence N 83°13'36" W a distance of 30.05' to a point; Thence N 06°46'24" E a distance of 100.01' to a point; Thence S 83°12'59" E a distance of 30.30' to an iron pin old; Thence S 82°56'16" E a distance of 30.21' to the point of beginning.

The above described tract is benefited by a perpetual and permanent easement 60 feet in width for ingress and egress. Said easement provides access to State Highway 25 and is of record in R.B. 1811, PG. 783, R.O.S.C., TN.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

May 12, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 7

SUBJECT:

Ordinance No. O1505-28. An Ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning a 162.0 acre portion of Gregory Real Estate, LLC Property from Agricultural Residential (A) to Industrial Restrictive (IR) Rezoning for (File #3-424-15)

SUMMARY:

An Ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning a 162 (+/-) acre portion of a parcel (S.B.E. Tax Map #111//Parcel 001.00), located at the east end of Gateway Drive, from Agrucultural Residential (A) Zoning District to the Industrial Restrictive (IR) ZOning District ; Authorizing the revision to be indicated on the Official Zoning Atlas; Repealing conflicting ordinances, providing for severability, and providing for an effective date.

The Planning Commission reviewed the request at the April 27, 2015 meeting and voted unanimously to approve GMRPC Resolution No. 2015-49.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

PUBLIC COMMENT

ORDINANCE NO. O1505-30

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING TWO LOTS, COMPRISING APPROXIMATELY 10.2 ACRES, FROM R20 - LOW DENSITY RESIDENTIAL DISTRICT TO THE R15 - MEDIUM DENSITY RESIDENTIAL- DISTRICT, LOCATED SOUTH OF RED RIVER ROAD AND EAST OF THE SR 109 BY-PASS; 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 owner of property has submitted a complete application to rezone the two lots, consisting of 10.2 (+/-) acres located in the City of Gallatin, Tennessee; and

WHEREAS, the proposed zoning amendment conforms to the general plan of the area including the established Suburban Neighborhood Established Character Area and that the public necessity, convenience, and the general welfare, will be served by approving the proposed amendment; and

WHEREAS, The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property; and

WHEREAS, The proposed rezoning will provide opportunities for affordable, single-family development on the property consistent with housing on adjacent properties and provide for in-fill development that will compliment the scale, setbacks and style of existing adjacent homes, and

WHEREAS, The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2015-47; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and §13-7-203 Tenn. Code Ann.; and

WHEREAS, the City Council has approved by majority vote of the members present the rezoning request of the described property; and

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

Section 1. The City Council of the City of Gallatin does hereby approve rezoning two lots, comprising 10.2(±) acres, from the R20 - Low Density Residential District to the R15 - Medium Density Residential District as described in Exhibit 'A'.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas to show the classification for the area as hereby rezoned.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. 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.

Section 5. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING: May 19, 2015.

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MACAULEY
CITY ATTORNEY

Exhibit 'A' – Legal Description of the property

EXHIBIT 'A'

Lots 8 and 9, Bradley Farm Subdivision as recorded in Plat Book 1, Page 197,

Register's Office of Sumner County, Tennessee

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

May 12, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 10

SUBJECT:

Ordinance No. O1505-30. An Ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning two lots comprising 10.2 (+/-) acres from the R20 - Low Density Residential to R15 - Medium Density Residential District. (File #3-415-15 and 3-417-15)

SUMMARY:

An Ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning two lots, comprising 10.2 (+/-) acres, located at the east end of Gateway Drive, from Agrucultural Residential (A) Zoning District to the Industrial Restrictive (IR) Zoning District; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances, providing for severability, and providing for an effective date.

The applicant proposes to develop a single-family residential development on the property similar to the single family residential development immediately to the east. The Gallatin Municipal-Regional Planning Commision reviewed the request at the April 27, 2015 meeting and voted unanimously to approved GMRPC Resolution No. 2015-47.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

PUBLIC COMMENT

ORDINANCE NO. O1505-32

**ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE,
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2015 THROUGH JUNE 30, 2016.**

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 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Local Taxes	\$19,891,376	\$19,767,077	\$20,795,356
Intergovernmental Revenue	5,487,637	3,939,000	4,704,500
Fines and Forfeitures	2,411,512	677,000	607,000
Miscellaneous Revenue	3,014,317	3,140,868	2,846,710
Total Revenue	\$30,804,843	\$27,523,945	\$28,953,566
Fund Balance	\$9,840,741	12,339,325	7,918,680
Total Available Funds	\$40,645,584	\$39,863,270	\$36,872,246

Special Revenue Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Total Revenue	\$ 23,188	\$ 25,000	\$ 25,000
Fund Balance	\$ 8,525	\$ 9,794	\$ 12,794
Total Available Funds	\$ 31,713	\$ 34,794	\$ 37,794

Environmental Serv Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Total Revenue	\$ 1,779,334	\$ 1,821,000	\$ 2,417,220
Fund Balance	\$ 103,678	\$ 101,417	\$ 79,593
Total Available Funds	\$ 1,883,012	\$ 1,922,417	\$ 2,496,813

Drug Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Total Revenue	\$ 141,089	\$ 227,323	\$ 190,000
Fund Balance	\$ 73,397	\$ 153,238	\$ 193,238
Total Available Funds	\$ 214,486	\$ 380,561	\$ 383,238

Water/Sewer Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Total Revenue	\$ 14,961,945	\$ 13,700,750	\$ 14,375,750
Fund Balance	\$ 8,704,346	\$ 7,999,599	\$ 6,975,654
Total Available Funds	\$ 23,666,291	\$ 21,700,349	\$ 21,351,404

Gas Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Total Revenue	\$ 20,924,512	\$ 19,276,000	\$ 17,608,000
Fund Balance	\$ 10,426,802	\$ 12,168,568	\$ 9,792,958
Total Available Funds	\$ 31,351,314	\$ 31,444,568	\$ 27,400,958

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

General Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Government Administration	\$ 6,771,017	\$ 10,068,121	\$ 7,971,668
Public Safety	\$ 11,616,081	\$ 12,523,919	\$ 11,880,059
Public Works	\$ 2,065,029	\$ 2,438,302	\$ 2,137,245
Parks and Recreation	\$ 4,067,413	\$ 4,650,713	\$ 4,295,260
Economic Development	\$ 339,736	\$ 272,536	\$ 340,108
Debt Service	\$ 1,263,564	\$ 1,981,000	\$ 1,777,006
Operating Transfers	\$ 2,183,420	\$ 10,000	\$ 552,220
Total Appropriations	\$ 28,306,258	\$ 31,944,590	\$ 28,953,566

Special Revenue Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Public Safety	\$ 21,919	\$ 22,000	\$ 22,000
Total Appropriations	\$ 21,919	\$ 22,000	\$ 22,000

Environmental Serv Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Environmental Services	\$ 1,781,595	\$ 1,842,824	\$ 2,417,220
Total Appropriations	\$ 1,781,595	\$ 1,842,824	\$ 2,417,220

Drug Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Police	\$ 91,602	\$ 187,323	\$ 190,000
Total Appropriations	\$ 91,602	\$ 187,323	\$ 190,000

Water/Sewer Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Utilities	\$ 14,317,295	\$ 16,920,039	\$ 14,724,695
Total Appropriations	\$ 14,317,295	\$ 16,920,039	\$ 14,724,695

Gas Fund	FY 2014 Actual	FY 2015 Estimated	FY 2016 Proposed
Utilities	\$ 18,042,128	\$ 21,651,610	\$ 16,302,160
Total Appropriations	\$ 18,042,128	\$ 21,651,610	\$ 16,302,160

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

General Fund	\$ 7,918,680
Special Revenue Fund	\$ 15,794
Environmental Serv Fund	\$ 79,593
Drug Fund	\$ 193,238
Water/Sewer Fund	\$ 6,626,710
Gas Fund	\$ 11,098,798

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	\$ 805,000	\$ 497,100	\$ -	within
Notes - General fund	\$ 400,000	\$ 73,906	\$ -	General fund
Bonds - Water/Sewer fund	\$ 1,630,000	\$ 1,531,248	\$ -	

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	
Sidewalk grant	\$ 560,000.00	
Hattentrack/Albert Gallatin extention		\$ 6,000,000.00
S Water Ave rehabilitation, Smith - Maple		\$ 1,500,000.00
Anthony St drainage		\$ 500,000.00
Sidewalk grant match		\$ 140,000.00
Police parking lot, HVAC, bldg improvements		\$ 150,000.00
Golf clubhouse		\$ 40,000.00
Fire Hall #5		\$ 2,000,000.00
Sanitation truck		\$ 230,000.00
Street sweeper		\$ 225,000.00
Airport Rd/Coles Ferry		\$ 500,000.00
Belvedere Dr @ Long Hollow		\$ 150,000.00

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 Tenn. Code Ann. Sec. 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 Tenn. Code Ann. Sec. 6-56-205.

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 Tenn. Code Ann. Sec. 6-56-209.

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 Tenn. Code Ann. Sec. 6-56-206 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 Tenn. Code Ann. Sec. 6-56-210, 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, 2015, the public welfare requiring it.

Passed First Reading:

May 5, 2015

Passed Second and Final Reading:

Mayor Paige Brown

Approved as to Form: Susan High-McAuley, City Attorney

Attest: Connie Kittrell, City Recorder

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

April 28, 2015

DEPARTMENT: Mayor's Office

AGENDA # |

SUBJECT:
2015-16 Budget Proposal

SUMMARY:
The Mayor's proposed budget, which was presented at the April 14 Council Committee meeting, is attached for further discussion.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01506-35

ORDINANCE APPROPRIATING \$10,784.45 FROM REVENUE RECEIVED FOR
INSURANCE RECOVERIES

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$10,784.45 is hereby appropriated from revenue received from Insurance Recoveries, account #110-36350, to the following accounts:

Police Maintenance & Repairs Vehicles, account #11042110-261, \$9,452.33, for vehicle repairs,

Street Department Maintenance & Repairs Vehicles, account #11043120-261, \$884.20, for vehicle repairs,

Street Department Sign Shop Materials, account #11043120-342, \$447.92, for damaged signs and accessories, and;

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

PASSED FIRST READING: June 2, 2015.

PASSED SECOND READING: _____.

MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

05/26/2015

DEPARTMENT: Finance

AGENDA #

SUBJECT:

Appropriation of \$10,784.45 from revenue received for Insurance Recoveries.

SUMMARY:

Appropriation of \$10,784.45 from revenue received for Insurance Recoveries.

RECOMMENDATION:

Approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01506-37

**ORDINANCE APPROPRIATING \$208,000 FOR
2015 YEAR END BUDGET ADJUSTMENTS**

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that a sum of \$60,000 is hereby appropriated from the Drug Fund Unassigned Fund Balance with \$12,000 being appropriated to 12742129-941, Transportation Equipment, and with \$48,000 being appropriated to 12742129-329, Operating Supplies;

AND BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that a sum of \$75,000 is hereby appropriated from account 110-36710, Donations From Businesses, to 11047100-299, EDA Sundry;

AND BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that a sum of \$73,000 is hereby appropriated from account 110-31610, Local Option Sales Tax, with \$14,000 being appropriated to 11041590-146, Worker's Compensation, with \$39,000 being appropriated to 11041590-522, General Liability Insurance, with \$2,000 being appropriated to 11041690-171, Planning Commission Fee of Officials, with \$1,000 being appropriated to 11041690-259, Planning Commission Professional Services, with \$7,000 being appropriated to 11041700-122, Planning Temporary Wages, and with \$10,000 being appropriated to 11041700-947, Planning Office Equipment, and,

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

PASSED FIRST READING: June 2, 2015.

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY, CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

5/26/2015

DEPARTMENT: **Finance**

AGENDA #

SUBJECT:

Year-end appropriations to clean up accounts

SUMMARY:

Ordinance to appropriate funds to various lines for year-end clean up purposes

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE TO AMEND THE CITY OF GALLATIN, TENNESSEE MUNICIPAL CODE, CHAPTER 10, ARTICLE IV, RELATIVE TO NOISE

WHEREAS, it has come to the attention of the Mayor and City Council that the City of Gallatin Municipal Code regarding noise violations should be amended; and

WHEREAS, the Mayor and City Council of the City of Gallatin, Tennessee, believe it is in the best interests of the citizens of the City to update the existing noise ordinance to bring it in line with current technology and to make it more enforceable;

NOW, THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Article IV of Chapter 10 of the Gallatin Municipal Code is hereby amended by adding the following Section 10-100 as follows:

10-100 Supplemental excessive noise regulations.

- (1) No person or persons owning, employing or having the care, custody or possession of any musical instrument, radio set, television set, phonograph, or other instrument, machine or device for amplifying, producing or reproducing sound, shall operate, use or permit to be operated or used such instrument, machine or device in such a manner as to disturb the peace and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing of the persons who are in the room or chamber in which or who are on the premises from which such instrument, machine or device is operated and who are voluntary listeners thereto.
- (2) No person operating or occupying a motor vehicle on any street, highway, alley, parking lot or driveway, either public or private property, shall operate or permit the operation of any sound amplification system, including, but not limited to, any radio, tape player, compact disc player, loud speaker or any other electrical device used for the amplification of sound from within the motor vehicle so that the sound is plainly audible at a distance of fifty or more feet from the vehicle or, in the case of a motor vehicle on private property, beyond the property line. For the purpose of this subsection, "plainly audible" means any sound which clearly can be heard, by unimpaired auditory senses based on a direct line of sight of fifty or more feet, however, words or phrases need not be discernible and said sound shall include bass reverberation.

Prohibitions contained in this section shall not be applicable to emergency or public safety vehicles, vehicles owned and operated by the City, Sumner County, Tennessee, or any utility company, for sound emitted unavoidably during job-related operation, or any motor vehicle used in an authorized public activity for which a permit has been granted by the appropriate governmental agency.

- (3) No person or persons, group, entity or organization shall operate or permit to be operated any musical instrument or other entertainment device using amplification, within fifty feet of a residence or of a natural conservation area unless such music or other entertainment is provided within a totally enclosed structure, except as set forth herein. In no event may such music or other entertainment be provided outside of a structure except between the hours of 7:00 a.m. and 11:00 p.m.

Unless exempted under provisions of the code as a special event, mass gathering or other permitted activity by the City or its boards or commissions. The provisions of this section shall not apply to outdoor entertainment or activities on property owned by the City or its agencies and parks under the control of the Department of Leisure Services.

- (4) No person or persons owning, operating, or having the care, custody, or control of any business or commercial facility shall be permitted to operate any equipment (musical or otherwise), vehicles, or heavy machinery incident to performing business or commercial functions, or engage in any other business or commercial activity which would emit, cause to be emitted, or permit the emission of any noise in excess of sixty (60) Db(A) as measured from a point as close as possible to the outside walls of a residential structure located within a residential zoning district adversely affected by the noise at a height of four feet above the immediate surrounding surface. The provisions of this paragraph shall be in effect between the hours of 9:00 p.m. and 7:00 a.m., Sunday night through Thursday night, and between the hours of 11:00 p.m. and 7:00 a.m., Friday night and Saturday night.

At all other times, no person or persons owning, operating or having the care, custody or control of any business or commercial facility shall be permitted to operate any equipment (musical or otherwise), vehicles, or heavy machinery incident to performing business or commercial functions, or engage in any other business or commercial activity which would emit, cause to be emitted, or permit the emission of any noise in excess of seventy-five (75) Db(A) as measured from a point as close as possible to the outside walls of any residential structure located within a residential zoning district adversely affected by the noise at a height of four feet above the immediate surrounding surface.

- (5) The Gallatin Zoning Ordinance shall control noise standards not specifically addressed in this section.

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

PASSED FIRST READING: June 2, 2015.

PASSED SECOND READING:

PAIGE BROWN, MAYOR

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

May 26, 2015

DEPARTMENT: Councilman Camp

AGENDA #

SUBJECT:

Noise Ordinance

SUMMARY:

Councilman Camp requested this item be placed on the agenda for further discussion.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01506-40

ORDINANCE APPROPRIATING FUNDS FOR COMPLETION OF
INFRASTRUCTURE IMPROVEMENTS IN CUMBERLAND PLACE NORTH,
SECTION 1

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$76,000 is hereby appropriated from surety proceeds received from Jarrett Builders Inc for completion of infrastructure in the Cumberland Place North, Section 1 subdivision;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$76,000 be appropriated from account number 110-35200, Forfeitures, to account number 311-41670-931-145, Cumberland Place North;

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

10312571

95-129/842

BRANCH
Hendersonville - 0136



Corporate Offices
Tubero, MS

DATE 12/22/2014

\$ 76,000.00

PAY TO THE ORDER OF
City of Gallatin

Seventy six thousand dollars and zero cents

NAME OF REMITTER Jarrett Builders Inc (LIC #3285)

ADDRESS Nick Tuttle P.E. City En/Gallatin City Eng. Div

Notice to Cashier:
The payee(s) of this instrument should have been notified before this check
will be released or included in the next day's deposit or stolen



BY *Nick Tuttle*
AUTHORIZED SIGNATURE

PC FILE #1-1-050 CUMBERLAND PLACE NORTH, SEC. 1

⑈ 10312571⑈ ⑆ 084201294⑆ 0900070238⑈

ID # 06-077

DEPOSIT
ACCT #

110-35200

CALLED SUBD.
BOND

City of Gallatin Live Database
MISCELLANEOUS PAYMENT

RECEIPT# 87377
COMMENT:
DATE: 12/26/14
TIME: 14:30

CHARGES: 35200 FORFEITURE S/D BOND 06-077 76000.00

AMOUNT PAID: 76000.00
PAID BY: JARRETT BLDRS
PAYMENT METHOD: CHECK 10312571

CLERK:
marcella.w

REFERENCE:

AMT TENDERED: 76000.00
AMT APPLIED: 76000.00
CHANGE: .00

City of Gallatin Live Database
MISCELLANEOUS PAYMENT

RECEIPT# 87377
DATE: 12/26/14
TIME: 14:30

CHARGES: 35200 FORFEITURE S/D BOND 06-077 76000.00

AMOUNT PAID: 76000.00
PAID BY: JARRETT BLDRS
PAYMENT METHOD: CHECK 10312571

CLERK:
marcella.w

ID # 06-077

DEPOSIT
ACCT #

110-35200

CALLED SUBD.
BOND

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

June 9, 2015

DEPARTMENT: **Engineering**

AGENDA # 5

SUBJECT:

Ordinance Appropriating Funds for Completion of Infrastructure Improvements in Cumberland Place North, Section 1

SUMMARY:

The City received \$76,000 from surety proceeds for the completion of infrastructure in Section 1 of Cumberland Place North subdivision. The attached ordinance is to appropriate this money to a capital outlay line item.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

AN ORDINANCE AMENDING GALLATIN MUNICIPAL CODE, CHAPTER 5,
BUILDINGS AND BUILDING REGULATION, SECTION 5-58 AMENDMENTS TO
INTERNATIONAL BUILDING CODE

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that, pursuant to
Tenn. Code Ann. § 6-54-501 the following sections of Gallatin Municipal Code, Chapter 5,
Buildings and Building Regulations are hereby amended as follows:

(1) **Sec. 5-58. Amendments to International Building Code**

(a) The following amendments to the International Building Code are hereby
adopted:

(1) *Section 109.2 Schedule of permit fees*, is amended by adding the following
sentences after the Commercial Building Permit Fee Schedule:

“A Fire Plan Review will incur a fee equal to 25% of the building permit fee.
This includes 3 Life Safety inspections. Subsequent inspections will cost \$50
each. Annual Life Safety inspections as per State requirements will cost \$40
per inspection.”

Building Permit Fee Schedule

Building Permits

Commercial

Up to \$500,000	Valuation x 1.0%
\$500,001 to \$750,000	Valuation x 0.80%
\$750,001 to \$1,000,000	Valuation x 0.75%
\$1,000,001 to \$3,000,000	Valuation x 0.50%
\$3,000,001 to \$7,500,000	Valuation x 0.33%
\$7,500,001+	Valuation x 0.25%
Re-inspection Fee	\$50.00 per occurrence after the 1 st one

Commercial building permits will incur a structural Plan Review fee of 50% of the permit. *A Fire Plan Review will incur a fee equal to 25% of the building permit fee. This includes three (3) Life Safety inspections. Subsequent inspections will cost \$50 each. Annual Life Safety inspections as per State requirements will cost \$40 per inspection.*

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

PASSED FIRST READING:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH- MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

June 9, 2015

DEPARTMENT: Building

AGENDA #

SUBJECT:

Ordinance O1506-41 Amendments to Gallatin Municipal Code Chapter 5, Section 5-58, section 109.2 Schedule of permit fees.

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

AN ORDINANCE AMENDING GALLATIN MUNICIPAL CODE, CHAPTER 9, FIRE PROTECTION AND PREVENTION BY ADOPTING INTERNATIONAL FIRE CODE AND RELATED AMENDMENTS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin Municipal Code, Chapter 9, Fire Protection and Prevention is hereby amended as follows:

1. Sec. 9-61 Fire code adopted and amended.

Sec. 9-61(a) is amended by deleting the phrase "International Fire Code, 2006 edition" and replacing it with the phrase "International Fire Code, 2009 edition," adding the phrase "National Fire Protection Association's NFPA 1, Fire Code, 2009 edition," and deleting the word "is" and replacing it with the word "are."

2. Sec. 9-64 Storage of explosives, flammable liquids, etc.

Sec. 9-64 is amended as follows:

- a. In subsection (b), by replacing the number "3404.2.9" with the number "3404.2.9.6.1."
- b. Re-number subsection (c) as subsection (d).
- c. Re-number subsection (d) as subsection (f).
- d. Add a new subsection (c) as follows: "The limits referred to in section 3406.2.4.4 for the storage of Class I and Class II liquids in above-ground tanks is prohibited, are declared to be the fire limits as set out in section 9-1 of this Code."
- e. Add a new subsection (e) as follows: "The limits referred to in section 3506.2 for the storage of flammable cryogenic fluids in stationary containers is

prohibited, are declared to be the fire limits as set out in section 9-1 of this Code.”

3. Sec. 9-69 NFPA 101 Life Safety Code Adopted.

Sec. 9-69 is amended by deleting the phrase “2006 edition” and replacing it with the phrase “2009 edition.”

4. Sec. 9-73 Alarm systems.

Sec. 9-73(c) is amended by deleting the phrase “twenty-five dollars (\$25.00)” and replacing it with the phrase “fifty dollars (\$50.00).”

5. Sec. 9-74 Sprinkler systems.

Sec. 9-74(a)(4) is amended by replacing the phrase “four (4) dwelling units” with the phrase “three (3) dwelling units.”

6. Sec. 9-75 Issuance of building permits.

Sec. 9-75(1) is amended by replacing the phrase “four (4) or fewer units” with the phrase “three (3) or fewer units.”

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE,

that this Ordinance shall take effect upon passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

PAIGE BROWN, MAYOR

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

June 9, 2015

DEPARTMENT: Codes

AGENDA # 7

SUBJECT:

An Ordinance Amending Gallatin Municipal Code, Chapter 9, Fire Protection and Prevention by Adopting International Fire Code and Related Amendments.

SUMMARY:

Adopting International Fire Code 2009 Edition

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**RESOLUTION AWARDING LIFE, SHORT TERM DISABILITY & LONG TERM
DISABILITY BENEFITS CONTRACT FOR THE CITY OF GALLATIN**

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the City of Gallatin approves and accepts a contract for life, short term disability and long term disability insurance benefits provided by USABLE Life and that the Mayor is hereby authorized to sign said contract on behalf of the City of Gallatin. The base contract shall begin July 1, 2015, and end June 30, 2017. This contract will include basic life insurance, short term disability and long term disability benefits for city employees. Optional life insurance benefits are also offered.

BE IT FURTHER ORDAINED that Kelly Coley of Coley Insurance Agency and Michael Wertenberger of Premier Benefits Group be appointed as co-agents of record for this two-year contract.

BE IT FURTHER ORDAINED, that this ordinance shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE: ____

NAY: ____

DATED: _____, 2015.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

CITY OF GALLATIN

RE: Group Number 50018836

Effective Date 07-01-2015

Your group insurance plan with US Able Life renews 07-01-2015. We have completed the review of the rates for your plan. Your rates are shown below:

	Benefit	Current Rate	Renewal Rate	Rate Guarantee
	Group Term Life	\$0.12 Per \$1000	\$0.15 Per \$1000	Two Years
	Accidental Death and Dismemberment	\$0.03 Per \$1000	\$0.03 Per \$1000	Two Years
	Short Term Disability	\$0.235 Per \$10	\$0.235 Per \$10	Two Years
	Long Term Disability	\$0.31 Per \$100	\$0.31 Per \$100	(MCP) Two Years
	Dependent Life	\$1.82 Per Family Unit	\$1.82 Per Family Unit	Two Years
	Voluntary Group Term Life	Age Banded rates not affected at renewal		Two Years
	Voluntary Accidental Death and Dismemberment	\$0.03 Per \$1000	\$0.03 Per \$1000	Two Years
	Voluntary Child Group Term Life	\$0.87 Per \$5000	\$0.87 Per \$5000	Two Years
	Voluntary Child Accidental Death and Dismemberment	\$0.03 Per \$1000	\$0.03 Per \$1000	Two Years

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

June 9, 2015

DEPARTMENT: **Human Resources**

AGENDA # 9

SUBJECT:

Life, Short Term Disability and Long Term Disability Benefit Plans

SUMMARY:

The City of Gallatin has been offering Life and Long Term Disability benefits through USABLE Life for the past 3 years and Short Term Disability benefits through USABLE Life for the past year to our employees at no cost to the employees. Employees can also purchase individual Voluntary Life insurance for themselves and dependents at their own expense.

The renewal with USABLE Life was presented with a renewal reflecting a rate increase on the Group Term Life product. The renewal increase is \$.03 per \$1,000 coverage provided. All other product rates remained the same. All rates are guaranteed for two years.

RECOMMENDATION:

1. Recommend the City accept the Life, Short Term Disability and Long Term Disability renewal submitted by USABLE Life through agents Michael Wertenberger and Kelly Coley effective July 1, 2015. Their rates remain competitive while still providing our employees with the same coverage and excellent service. No formal enrollment process would be necessary.

2. Recommend the City accept the Voluntary Life proposal submitted by USABLE through agents Michael Wertenberger and Kelly Coley effective July 1, 2015. The cost of these benefits will continue to be paid for by currently enrolled employees. The rates will remain the same.

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1506-39

RESOLUTION ESTABLISHING REFUND POLICY FOR INCORRECT PAYMENTS FOR SOLID WASTE, GARBAGE OR REFUSE SERVICES

WHEREAS, the Department of Public Works, Environmental Services Division, has an established policy of refunding no more than the prior month's overpayment or incorrect payment of any refuse collection fee;

WHEREAS, City Council deems it necessary to establish a City policy for refunds of overpayments or incorrect payments of refuse collection fees;

WHEREAS, City Council deems it the responsibility of the customer to ensure that refuse accounts are set up and billed correctly and to examine each month's statement to determine the billing is correct; and

WHEREAS, City Council has determined that the current policy of the Public Works Department, Environmental Services Division, should be adopted as the policy of the City of Gallatin for refunds of overpayment or incorrect payment of refuse collection service fees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE that the City of Gallatin adopts the Department of Public Works refuse collection service fee refund policy and declares that the City shall not refund more than the prior month's alleged overpayment or incorrect payment by a customer for refuse collection services.

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after the date of final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY, CITY ATTORNEY