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**CITY OF GALLATIN  
COUNCIL MEETING**

**March 3, 2015**

**6:00 pm**

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

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- Call to Order – Mayor Paige Brown
- Invocation
- Pledge of Allegiance – Vice Mayor Hayes
- Roll Call: Alexander – Brackenbury – Camp – Vice Mayor Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: February 3, 2015 City Council Meeting
- Public Recognition on Agenda-Related Items
- Mayor’s Comments

**AGENDA**

1. **Public Hearing Ordinance No. O15Ø2-11** An ordinance of the City of Gallatin, Sumner County, Tennessee rezoning an approximate 15.08 (+/-) acre parcel, from the Residential 20 (R20) Zoning District to the Residential 20 – Planned Residential Development (R20-PRD) Zoning District and rezoning an approximate .98 (+/-) lot from the Residential 40 (R40) Zoning District to the Residential 20 – Planned Residential Development (R20-PRD) Zoning District, located north of Nichols Lane and east of Quarry Road, and approving a Preliminary Master Development Plan for Clear Lake Meadows Subdivision Section 6, 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)**
2. **Second Reading Ordinance No. O15Ø2-13** Ordinance appropriating additional funds in the amount of \$600,000.00 for natural gas line extensions under existing contract “Contract 2012 Annual Natural Gas Line Construction” **(Councilwoman Brackenbury)**
3. **Second Reading Ordinance No. O15Ø2-14** Ordinance appropriating \$10,000 for Rosemont Restoration Foundation, Inc. chimney repairs **(Councilman Alexander)**
4. **Second Reading Ordinance No. O15Ø2-15** Ordinance appropriating \$40,000 for Gallatin Chamber of Commerce marketing **(Councilwoman Kemp)**
5. **Second Reading Ordinance No. O15Ø2-16** Ordinance Appropriating \$1,931,777.50 to PIN 112515.00 LIC for GreenLea Blvd. Extension from SR-386 to SR-174 for construction **(Vice Mayor Hayes)**
6. **First Reading Ordinance No. O14Ø5-32** An ordinance of the City of Gallatin, Sumner County, Tennessee rezoning an approximate 46.95 acre parcel, located east of Big Station Camp Boulevard and north of Vietnam Veterans Boulevard (Highway 386) from Planned General Commercial (PGC) to the Mixed Use (MU) Zoning District and approving a Preliminary Master Development Plan for Gross Builders-Hidden Creek, 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)**

7. **First Reading Ordinance No. O15Ø1-3** An ordinance of the City of Gallatin, Sumner County, Tennessee rezoning an approximate 10.525 (+/-) acre parcel, located south of Harris Lane and west of GreeLea Boulevard, from the Agricultural Residential (A) Zoning District to the Multiple Residential and Office (MRO) Zoning District and approving a Preliminary Master Development Plan for Long Hollow Farms Subdivision, 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)**
8. **First Reading Ordinance No. O15Ø2-12** Ordinance amending Chapter 5, Article III, Section 5-58 of the Gallatin Municipal Code, Amendments to International Building Code. **(Councilwoman Brackenbury)**
9. **First Reading Ordinance No. O15Ø2-17** Ordinance waiving tap fees for Habitat for Humanity **(Councilman Mayberry)**
10. **Resolution No. R15Ø3-9** Resolution appointing Craig Hayes to replace Anne Kemp on the Gallatin Pension Committee **(Councilman Camp)**
11. **Resolution No. R15Ø3-10** Resolution appointing Michael Wertenberger, Jr. to the Gallatin Industrial Development Board and the Gallatin Health Educational and Housing Facilities Board **(Councilman Mayberry)**
12. **Resolution No. R15Ø3-11** Resolution appointing Pam Ogden to the Gallatin Industrial Development Board and the Gallatin Health Educational and Housing Facilities Board **(Vice Mayor Hayes)**

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

# City of Gallatin City Council Meeting

February 3, 2015

The Gallatin City Council met in regular session on Tuesday, February 3, 2015 in the Dr. J. Deotha Malone Council Chambers Gallatin City Hall. Mayor Paige Brown called the meeting to order at 6:00 P.M. Councilman Ed Mayberry led the opening prayer and Councilman Steve Camp led the Pledge of Allegiance.

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

## Present:

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

## Absent:

## Others Present

David Brown, Leisure Services Dir.  
Rachel Nichols, Finance Director  
Debbie Johnson, Human Resource Dir.  
News Examiner, Reporter  
Nick Tuttle, City Engineer  
Rosemary Bates, Special Projects Director  
Tommy Dale, Assistant Fire Chief  
Ronnie Stiles, Public Works Director  
Connie Kittrell, City Recorder

David Gregory, Public Utilities Dir.  
Gallatin News, Reporter  
Don Bandy, Police Chief  
Lori Smiley, IT Director  
James Fenton, EDA Director  
Chuck Stuart, Building Official  
Susan High McAuley, City Attorney  
Bill McCord, City Planner

## Approval of Minutes

Mayor Brown presented the January 6, 2015 City Council Meeting minutes for approval. Councilman Alexander made motion to approve; Councilman Overton second. Motion carried with 7 ayes and 0 nays.

**Public Recognition on Agenda Related Items**

Mayor Brown opened public recognition on agenda related items.

Mary Clouse of 1875 Long Hollow Pike spoke against the commercial zoning at the intersection of Big Station Camp Creek and Long Hollow Pike. Ms. Clouse requested Long Hollow stay as it is now and not change the zoning to commercial. Ms. Clouse asked that in the event the property is zoned commercial, she asked for her property to have the same zoning.

County Executive Anthony Holt of 298 Kirk Lane spoke about his concerns of safety for that area being rezoned commercial. Mr. Holt spoke about a traffic light being installed at that intersection, more intensive development and school traffic.

With no one else wishing to speak, Mayor closed public recognition on agenda related items.

**Mayor's Comments**

Mayor Brown commented on the following:

- This Friday night the Nashville Ballet will be performing at the Palace Theater and for more information contact The Palace.

**Agenda**

**1. Ordinance #O1501-2 – Public Hearing**

Vice Mayor Hayes presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 3.22 (+/-) acres, located north of Long Hollow Pike and both east and west of Carellton Drive, from the Residential 8 – Planned Residential Development (R8-PRD) Zoning District to the Multiple Residential and Office (MRO) Zoning District and approving a Preliminary Master Development Plan for Carellton Commercial, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date.

Mayor Brown called for the public hearing and with no one wishing to speak, the public hearing was closed.

**2. Ordinance #O1501-1 - Second Reading**

Councilwoman Brackenbury presented this ordinance amending Chapter 14, Section 14-23 "Collection Service" and Section 14-28, "Refuse Collection Fee" of the Gallatin Municipal Code.

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

**3. Ordinance #O1501-4 - Second Reading**

Councilwoman Kemp presented this ordinance appropriating funds of \$821.04 from donations.

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

**4. Ordinance #O1501-5 - Second Reading**

Councilman Alexander presented this ordinance appropriating \$45,428.40 to install a fire alarm system for City Hall, Fire Hall #1, Fire Hall #2, Police Headquarters and Police Annex.

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

**5. Ordinance #O1501-6 - Second Reading**

Councilman Overton presented this ordinance transferring balance of records preservation funds from City Attorney's Office Account 110-41620-329 to City Recorder's Office Account 110-41510-329.

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

**6. Ordinance #O1501-7 - Second Reading**

Councilman Overton presented this ordinance amending Chapter 13, Section 13-102 "Coverage" of the Gallatin Municipal Code.

Councilman Overton made motion to approve; Councilman Alexander second.

City Attorney Susan High-McAuley explained the exempt employee status and changing the wording to non-classified employee for clarification.

Councilman Mayberry made motion to amend to grandfather the three existing classified employees; Councilwoman Kemp second.

Human Resource Director Debbie Johnson reported that Marcella Weese has 40 years of service, Kathy Stewart has 18 years and Sonja Burton has 2 years.

City Attorney Susan High-McAuley stated that if the ordinance is amended we also need to amend the personnel rules so that anytime the personnel rules and regulations would require that there be any exercisable authority by the Mayor over the City Recorder's employees; that needs to be amended so that would go directly to the City Council. Ms. High - McAuley requested this be included in Councilman Mayberry's amendment and Councilman Mayberry and Councilwoman Kemp agreed.

There was discussion.

City Recorder Connie Kittrell requested that all her employees be treated the same and that they all be non-classified employees as the Mayor's employees. Ms. Kittrell added that the City Attorney had made this recommendation earlier.

There was more discussion.

Councilwoman Kemp called for the vote.

Mayor Brown called for the vote. Councilman Mayberry voted aye, Vice Mayor Hayes voted aye and Councilwoman Kemp voted aye. Councilman Overton voted nay, Councilman Camp voted nay and Councilman Alexander voted nay. Councilwoman Brackenbury abstained due to Ms. Kittrell being a former client. Mayor Brown voted aye to break the tie vote. Amended motion passed.

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

#### **7. Ordinance #O1501-9 - First Reading**

Councilman Mayberry presented this ordinance appropriating funds from the United States Department of Justice Equitable Sharing Funds - Asset Forfeiture Program in the amount of \$37,323.47.

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

**8. Ordinance #O1502-10 - First Reading**

Councilman Overton presented this ordinance appropriating \$64,000 to 110-44450-321 to sprig fairways at Long Hollow Golf Course.

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

**9. Resolution #R1501-1**

Councilman Camp presented this resolution appointing Ed Mayberry and Rachel Nichols to Gallatin Pension Committee.

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

**10. Resolution #R1501-3**

Councilman Mayberry presented this resolution providing for the transfer of used or surplus personal property between the City of Gallatin and other governmental entities.

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

**11. Resolution #R1502-4**

Councilwoman Brackenbury presented this resolution amending Gallatin Personnel Rules and Regulations relating to temporary employees.

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

**Other Business**

Mayor Brown called for other business and there was none.

**Public Recognition on Non Agenda Related Items**

Mayor Brown called for public recognition on non-agenda related items and there was none.

**Adjourn**

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

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Mayor Paige Brown

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City Recorder Connie Kittrell

Public Hearing - March 3, 2015

ORDINANCE NO. 01502-11

**AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 15.08 (+/-) ACRE PARCEL, FROM THE RESIDENTIAL 20 (R20) ZONING DISTRICT TO THE RESIDENTIAL 20-PLANNED RESIDENTIAL DEVELOPMENT (R20-PRD) ZONING DISTRICT AND REZONING AN APPROXIMATE .98 (+/-) LOT FROM THE RESIDENTIAL 40 (R40) ZONING DISTRICT TO THE RESIDENTIAL 20-PLANNED RESIDENTIAL DEVELOPMENT (R20-PRD) ZONING DISTRICT, LOCATED NORTH OF NICHOLS LANE AND EAST OF QUARRY ROAD, AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR CLEAR LAKE MEADOWS SUBDIVISION SECTION 6, 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 16.06 (+/-) acres located on Nichols Lane; and

**WHEREAS**, the property to be rezoned is located north of Nichols Lane and east of Quarry Road and is currently zoned Residential 20 (R20) and Residential 40 (R40); and

**WHEREAS**, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2015-03; and

**WHEREAS**, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and Section 13-7-203 T.C.A.; 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 the rezoning of a 15.08 ( $\pm$ ) acre parcel from the Residential 20 (R20) zoning district to the Residential 20 – Planned Residential Development (R20-PRD) and the rezoning of a .98 (+/-) acre lot from Residential 40 (R40) zoning district to the Residential 20 – Planned Residential Development (R20-PRD) as described in Exhibit ‘A’ and approves the 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 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.

PASSED FIRST READING: 2/24/2015

PASSED SECOND READING:

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MAYOR PAIGE BROWN

ATTEST:

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CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY

EXHIBIT 'A'

Legal Description – Tax Map Parcel 135//002.11, 15.08 (+/-) Acres

**TRACT NO.1 BEING** located in the 3rd Civil District, Sumner County, Tennessee, on the North side of Nichols Lane and at the East end of Quarry Road, and being the same property of record in Record Book 4016, Page 107, Register's Office, Sumner County, Tennessee. See Tax Map 135, Parcel 2.11, Tax Assessor's Office, Tax Assessor's Office, Sumner County, Tennessee, and more particularly described as follows:

**BEGINNING** at an iron rod in the North Margin of Nichols Lane, same being the southeast comer of this tract and the southwest comer of Lot #92 of Clear Lake Meadows, Section Seven, Phase One (PB 25, PG 300, R.O.S.C., TN); thence with said margin North 82 degrees 22 minutes 29 seconds West 252.02 feet to an iron rod in said margin; thence leaving road with line of the common area of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 07 degrees 37 minutes 31 seconds East 3 1.71 feet; thence North 62 degrees 04 minutes 23 seconds East 9.06 feet; thence North 40 degrees 42 minutes 40 seconds East 17.96 feet; thence North 22 degrees 27 minutes 38 seconds East 55.07 feet; thence North 01 degrees 41 minutes 44 seconds East 42.28 feet; thence North 13 degrees 18 minutes 17 seconds West 22.04 feet; thence North 22 degrees 00 minutes 17 seconds West 31.96 feet; thence North 28 degrees 30 minutes 52 seconds West 34.80 feet; thence North 50 degrees 00 minutes 31 seconds West 33.75 feet; thence North 79 degrees 40 minutes 24 seconds West 14.84 feet; thence North 44 degrees 02 minutes 18 seconds West 87.79 feet; thence North 60 degrees 25 minutes 33 seconds West 85.85 feet thence; North 38 degrees 15 minutes 51 seconds West 62.15 feet; thence North 56 degrees 17 minutes 26 seconds West 87.74 feet; thence North 64 degrees 59 minutes 07 seconds West 73.46 feet; thence North 59 degrees 34 minutes 26 seconds West 119.96 feet; thence North 65 degrees 03 minutes 30 seconds West 79.64 feet; thence North 57 degrees 37 minutes 44 seconds West 105.79 feet; thence South 83 degrees 33 minute 46 seconds West 24.05 feet to an iron rod; thence with line of Lot #18 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 11 degrees 01 minutes 23 seconds East 25.59 feet to an iron rod; thence with line of Lot #16 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 03 degrees 12 minutes 23 seconds East 203.92 feet to an iron rod in the South margin of Quarry Road; thence with said margin South 85 degrees 59 minutes 52 seconds East 30.19 feet to an iron rod; thence with the East end of Quarry Road and line of Lot \$15 of Clear Lake Meadows, Section Four (PB 25, PG 109, R.O.S.C., TN) North 04 degrees 00 minutes 08 seconds East 250.00 feet to an iron rod; thence with line of Sumner Academy, Inc (RB 821, PG 528, R.O.S.C., TN) South 85 degrees 59 minutes 52 seconds East 287.10 feet to an iron rod; thence with line of James M. Patterson (RB. 3275, PG 105, R.O.S.C., TN) South 55 degrees 40 minutes 55 seconds East 200.00 feet to an iron rod; thence North 34 degrees 19 minutes 05 seconds East 17.04 feet to

an iron rod; thence South 55 degrees 40 minutes 55 seconds East 250.00 feet to an iron rod; thence North 34 degrees 19 minutes 05 seconds East 29.43 feet to an iron rod; thence South 55 degrees 40 minutes 55 seconds East 200.00 feet to an iron rod; thence South 34 degrees 19 minutes 05 seconds West 49.83' to an iron rod; thence South 55 degrees 40 minutes 55 seconds East 250.00 feet to an iron rod; thence South 34 degrees 19 minutes 05 seconds West 65.00 feet to an iron rod; thence along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 45 minutes 37 seconds, a radius of 350.00, a tangent length of 8.43 feet; and a chord of South 81 degrees 21 minutes 26 seconds West 16.86 feet; thence along said curve an arc length of 16.86 feet to an iron rod; thence South 13 degrees 20 minutes 59 seconds East 318.98 feet to an iron rod; thence with line of Lot #93 and Lot #92 of Clear Lake Meadows, Section Seven, Phase one (PB 25, PG 300, R.O.S.C., TN) North 82 degrees 22 minutes 29 seconds West 171.42 feet to an iron rod; thence continuing with line of said Lot #92 along a curve proceeding clockwise, having a deflection angle of 18 degrees 38 minutes 12 seconds a radius of 250.00 feet, a tangent length of 41.02 feet, and a chord of South 26 degrees 50 minutes 49 seconds West 80.96 feet; thence along said curve an arc length of 81.32 feet to an iron rod, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 28 degrees 32 minutes 24 seconds, a radius of 200.00 feet, a tangent length of 50.87 feet, and a chord of South 21 degrees 53 minutes 43 seconds West 98.60 feet; thence along said curve an arc length of 99.62 feet to an iron rod; thence South 07 degrees 37 minutes 31 seconds West 75.00 feet to an iron rod, same being point of curvature of a curve proceeding counter clockwise, having a deflection angle of 90 degrees 00 minutes 27 seconds, a radius of 25.00 feet, a tangent length of 25.00 feet, and a chord of South 37 degrees 22 minutes 29 seconds East 35.36 feet, thence along said curve an arc length of 39.27 feet to the point of beginning containing 15.08 acres more or less.

Legal Description – Tax Map Parcel 135G/B/002.00, 0.98 (+/-) Acres

**TRACT NO. 2;** Situated in the Third Civil District of Sumner County, Tennessee, and more particularly described as follows:

**BEING** Lot No 92 on the plan of Clear Lake Meadows, Section Seven, Phase one (PB 25, PG 300, R.O.S.C., TN) to which reference is hereby made for a more complete description of said lot,

**BEING** the same property conveyed to Bobby K. Baskerville, II by deed from Robert C. Helson and Daniel Hurst of record in Record Book 4008, Page 401, Registers Office of Sumner County, Tennessee.

## EXHIBIT 'B'

The Preliminary Master Development Plan for Clear Lake Meadows Subdivision, Section 6, consists of a one (1) sheet plan prepared by Bruce Rainey and Associates of Hendersonville, TN with job No. 140125, dated 12-29-14 with final revision date of 1-14-15 with following conditions.

1. The final architectural designs will be submitted with the Final Master Development Plan for Clear Lake Meadows, Section 6 for review and approval by the Planning Commission.
2. Label the landscape island within Quarry Road as Open Space Tract 'D'.
3. Stormwater treatment/detention and management practices outlined in City of Gallatin Stormwater Ordinance and Subdivision Regulations must be met. Calculations to be submitted with FMDP will further clarify volumes and area requirements.
4. Provide TDEC approved determination of conveyance across lots 3 through 13.
5. Provide handicap crossing/ramps across Quarry Rd at intersection with Nichols Lane.
6. Provide typical cross-section of proposed roadway.
7. Provide a 20 foot wide easement along the north side of proposed Lot 27 to accommodate the greenway and a 20 foot wide public utility and drainage easement along the rear of lots 25 and 26.
8. Retain the sewer line within and/or between lots 22 and 23 and within Tract 'B' within a minimum 20 foot wide public utility easement.
9. Provide an access easement or additional right-of-way on portions of Lot 28 and Tract 'C' to provide for a minimum of a 70 foot radius from the center of the intersection of Quarry Road and Nichols Lane and a minimum of a 10 foot wide and public utility and drainage easement adjacent to said access easement or right-of-way.



## MEMORANDUM

### PLANNING DEPARTMENT

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**TO:** City Council  
**FROM:** William D. McCord, AICP Planning Director  
**DATE:** February 12, 2015  
**RE:** Clear Lake Meadows Section 6 PMDP- Rezoning and 1st Reading of Ordinance O1502-11

Council reviewed the proposed rezoning and PMDP at the February 9<sup>th</sup> Council Committee meeting and requested revisions to include public utility and drainage easements on the rear of lots 25 and 26, to retain the sewer line on lots 22 and 23 to provide a connection to the property to the north and to provide sufficient area to accommodate future traffic operations improvements at the Quarry Road/Nichols Lane intersection.

The Ordinance has been prepared to include these requests by Council as indicated in Exhibit 'B' items 7, 8 and 9.

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

FEBRUARY 10, 2015

**DEPARTMENT: PLANNING DEPARTMENT**

**AGENDA # 3**

**SUBJECT:**

Ordinance No. O1502-11, an ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 15.08 (+/-) acres from Residential 20 (R20) zone district and .98 (+/-) acres from Residential 40 (R40) to Residential 20 - Planned Residential Development (R20-PRD) zone district with a Preliminary Master Development Plan.

**SUMMARY:**

Applicant requests approval to amend the Gallatin Zoning Ordinance to rezone one (1) parcel (Tax Map 135 - Parcel 002.11) and one (1) platted lot (Tax Map 135 Group 'B' Parcel 002.00) and approval of a Preliminary Master Development Plan for Clear Lake Meadows - Section 6, containing 16.06 (+/-) acres, located north of Nichols Lane and east of Quarry Road. The Gallatin Municipal-Regional Planning Commission recommended approval at the January 26, 2015 Planning Commission Meeting. (PC File #3-229-15)

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE APPROPRIATING ADDITIONAL FUNDS IN THE AMOUNT OF \$600,000.00 FOR NATURAL GAS LINE EXTENSIONS UNDER EXISTING CONTRACT "CONTRACT 2012 ANNUAL NATURAL GAS LINE CONSTRUCTION"

**BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE**, that the sum of \$600,000.00 is hereby appropriated from the natural gas reserve to be added to the existing "2012 Annual Natural Gas Line Construction" contract with James N. Bush Construction Co., Inc. for the installation of natural gas mains and services in various areas of the City

**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: February 24, 2015.  
PASSED SECOND READING: \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR PAIGE BROWN

ATTEST:

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

APPROVED AS TO FORM:

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

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

[February 10, 2015]

**DEPARTMENT: Utilities**

**AGENDA # 7**

**SUBJECT:**

Ordinance #O1502-13 appropriating and authorizing additional funding in the amount of \$600,000.00 for 2012 Gas Line Construction

**SUMMARY:**

Ordinance authorizing and appropriating additional funds in the total amount of \$600,000.00 from Natural Gas Reserves for "2012 Annual Gas Line Construction" in various areas of the City.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE APPROPRIATING \$10,000 FOR ROSEMONT RESTORATION  
FOUNDATION, INC. CHIMNEY REPAIRS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$10,000 is hereby appropriated from the General Fund unassigned balance to account 11044200-720, Community Enhancement Grants, earmarked to Rosemont Restoration Foundation, Inc. for chimney repairs; 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: *February 24, 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**

February 10, 2015

**DEPARTMENT:** Councilman Camp

**AGENDA #** 6

**SUBJECT:**  
Grant for Rose Mont

**SUMMARY:**  
Councilman Camp requested discussion of a grant for Rose Mont to repair the chimneys.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE APPROPRIATING \$40,000 FOR  
GALLATIN CHAMBER OF COMMERCE MARKETING

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$40,000 is hereby appropriated from the General Fund unassigned balance to account 11044300-720, Community Service Grants, earmarked to the Chamber of Commerce for continued marketing efforts; 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: *February 24, 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**

February 10, 2015

**DEPARTMENT:** Vice Mayor Hayes

**AGENDA #** 9

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**SUBJECT:**  
Gallatin Chamber Marketing Grant

**SUMMARY:**  
Gallatin Chamber of Commerce is requesting \$40,000 for continuing the initiative marketing Gallatin.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

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**Notes:**

ORDINANCE NO. O1502-16

ORDINANCE APPROPRIATING \$1,931,777.50 TO PIN 112515.00 LIC FOR GREENLEA BLVD. EXTENSION FROM SR-386 TO SR-174 FOR CONSTRUCTION

WHEREAS, the City of Gallatin passed Resolution No. R0902-8 on February 17, 2009 requesting assistance from the Tennessee Department of Transportation (TDOT) to build a Local Interstate Connector (LIC) extending GreenLea Boulevard from SR-386 to SR-174, and;

WHEREAS, the City of Gallatin signed a contract with TDOT in November, 2010 agreeing to the stipulations of an LIC in which TDOT would fund up to \$2,000,000.00 and the City would be responsible for all other costs, and;

WHEREAS, the City of Gallatin and TDOT have already funded their shares of Preliminary Engineering, Design, Right-of-Way Acquisition, and Final Design, and;

WHEREAS, the City of Gallatin has received notice from TDOT requiring \$4,431,777.50 from the City for its share of construction estimates, and;

WHEREAS, the City of Gallatin has \$2,500,000 currently budgeted for this project;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$1,087,237.50 is hereby appropriated from the General Fund unassigned balance to account 11041670-931-5 for the construction deposit for PIN 112515.00, and;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$175,000 is hereby appropriated from Developer donations toward the project, from account 110-36710-5, to account 11041670-931-5 for the construction deposit, and;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$138,797 is hereby appropriated from the 2014 GO Bond premium, account 313-36910, to account 31341670-931-5 for the construction deposit, and;

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$530,743 is hereby appropriated to account 31341670-931-5 from the following unspent 2014 GO bond items for the construction deposit:

31342220-922-105, Fire Station #5, \$500,939

31343000-942, Dump truck and accessories, \$22,672

31344410-942-82, Thompson Playground Equipment, \$31

31344410-942-86, Clearview Playground Equipment, \$31

31344410-923-79, Clearview Walking Track, \$1,020

31344410-946-76, Fitness Equipment, \$6,050

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: *February 24, 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**

February 10, 2015

**DEPARTMENT:** Mayor's Office & Engineering

**AGENDA #**

---

**SUBJECT:**

PIN 112515.00 GreenLea Extension from SR 386 to Long Hollow Pike

**SUMMARY:**

At the January 27, 2015 Council Committee Meeting, the Council asked Mayor Brown to communicate with TDOT about options on paying the City's share of the construction estimate for this project. The Mayor's Office and Engineering will provide an update on the communication regarding this project.

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

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Approved   
Rejected   
Deferred

---

**Notes:**

**ORDINANCE NO. 01405-32**

**AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 46.95 ACRE PARCEL, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS BOULEVARD (HIGHWAY 386) FROM PLANNED GENERAL COMMERCIAL (PGC) TO THE MIXED USE (MU) ZONING DISTRICT AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR GROSS BUILDERS-HIDDEN CREEK, 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 46.95 (+/-) acres located in the City of Gallatin, Tennessee; and

**WHEREAS**, the property to be rezoned is located east of Big Station Camp Boulevard and north of Vietnam Veterans Boulevard (Highway 386) and is currently zoned Planned General Commercial (PGC); and

**WHEREAS**, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2014-46; and

**WHEREAS**, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and 13-7-203 T.C.A.; 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 a 46.95(±) acre parcel from the Planned General Commercial (PGC) Zoning District to the Mixed Use (MU) District as described in Exhibit 'A' and approves the 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 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.

PASSED FIRST READING:

PASSED SECOND READING:

\_\_\_\_\_  
MAYOR PAIGE BROWN

ATTEST:

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

APPROVED AS TO FORM:

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

Exhibit 'A' – Legal Description of the property

Exhibit 'B' - Description of the Preliminary Master Development Plan for Gross Builders-  
Hidden Creek with conditions

## EXHIBIT 'A'

**BY: CARROLL CARMAN**  
**TENNESSEE REGISTERED LAND SURVEYOR NO. 910**  
**150 Middle Fork Road**  
**Hartsville, Tennessee 37074**  
**Phone: 615-374-3344 Fax: 1-888-252-2916**

**STATION CAMP PROPERTIES**  
**46.95 ACRES**

BEING located in the 4th Civil District, Sumner County, Tennessee, on the northeast side of Big Station Camp Boulevard, and being a portion of the property of record in Deed Book 103, Page 36, Register's Office, Sumner County, Tennessee. See Tax Map 137, Parcel 6.00 P/O, Tax Assessor's Office, Sumner County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south boundary of Station Camp Properties (DB 103, PG 36, ROSCT), same being the northeast corner of this tract and the northwest corner of Bowles Farm, LP and Jean P. Bowles, Trustee (RB 979, PG 69 and RB 3373, PG 674, ROSCT); thence with line of Bowles Farm, LP and Jean P. Bowles, Trustee South 05 degrees 52 minutes 54 seconds West 1074.89 feet to an iron rod; thence South 09 degrees 11 minutes 44 seconds West 1069.68 feet to an iron rod at a post; thence with line of H. H. Wacaser (RB 1449, PG 260, ROSCT) North 86 degrees 13 minutes 56 seconds West 247.30 to an iron rod in the northeast right-of-way of Big Station Camp Boulevard; thence with said right-of-way North 43 degrees 17 minutes 22 seconds West 131.84 feet to an iron rod; thence along a curve proceeding clockwise, having a deflection angle of 11 degrees 24 minutes 45 seconds, a radius of 1851.47 feet, a tangent length of 185.00 feet, and a chord of North 37 degrees 09 minutes 57 seconds West 368.18 feet; thence along said curve an arc length of 368.79 feet to an iron rod; thence North 31 degrees 32 minutes 14 seconds West 1437.59 feet to an iron rod in said right-of-way; thence leaving road with line of Publix Tennessee, LLC (RB 3420, PG 675, ROSCT) North 58 degrees 31 minutes 29 seconds East 724.56 feet to an iron rod; thence with line of Station Camp Properties (DB 103, PG 36, ROSCT) North 83 degrees 12 minutes 53 seconds East 981.53 feet to the point of beginning containing 46.95 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 18, 2014.

## EXHIBIT 'B'

The Preliminary Master Development Plan for Gross Builders-Hidden Creek consists of an eight (8) sheet plan, prepared by Ragan Smith of Nashville, TN, with project No. 04046, dated April 23, 2014, with final revision date of February 17, 2015. The Plan is approved with the following conditions:

1. The building height shall be limited to 40 feet which is appropriate for this site and development.
2. Relocate the south driveway of the 3.03 acre Commercial lot to align with the access for Station Camp Middle School and remove the Big Station Camp Boulevard driveway from the 3.48 acre Commercial lots (north of Jenkins Lane Extension) so that the 3.48 acre Commercial lots we be accessed only to/from the proposed Jenkins Lane Extension.
3. Provide greenway crossing on Big Station Camp Boulevard satisfactory to the Engineering Division.

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

FEBRUARY 24, 2015

**DEPARTMENT: PLANNING DEPARTMENT**

**AGENDA #**

**SUBJECT:**

Ordinance No. O1405-32 an ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning a 46.95 (+/-) acre parcel from Planned General Commercial (PGC) district to Mixed Use (MU) district and approving a Preliminary Master Development Plan.

**SUMMARY:**

An ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 46.95 (+/-) acre parcel, located east of Big Station Camp Boulevard and north of Vietnam Veterans Boulevard (Highway 386) from Planned General Commercial (PGC) to the Mixed Use (MU) zoning district and approving a Preliminary Master Development Plan for Gross Builders-Hidden Creek, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date. The Gallatin Municipal-Regional Planning Commission recommended approval at the May 19, 2014 Planning Commission Meeting. (PC0184-14)

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

**ORDINANCE NO. 01501-3**

**AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 10.525 (+/-) ACRE PARCEL, LOCATED SOUTH OF HARRIS LANE AND WEST OF GREENLEA BOULEVARD, FROM THE AGRICULTURAL RESIDENTIAL (A) ZONING DISTRICT TO THE MULTIPLE RESIDENTIAL AND OFFICE (MRO) ZONING DISTRICT AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR LONG HOLLOW FARMS SUBDIVISION, 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 10.525 (+/-) acre lot located on Harris Lane; and

**WHEREAS**, the property to be rezoned is located south of Harris Lane and west of GreenLea Drive and is currently zoned Agricultural Residential (A); and

**WHEREAS**, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2014-108; and

**WHEREAS**, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and Section 13-7-203 T.C.A.; 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 the rezoning of a 10.525 ( $\pm$ ) acre parcel from the Agricultural Residential (A) zoning district to the Multiple Residential and Office (MRO) zoning district as described in Exhibit 'A' and approves the 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 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.

PASSED FIRST READING:

PASSED SECOND READING:

\_\_\_\_\_  
MAYOR PAIGE BROWN

ATTEST:

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

APPROVED AS TO FORM:

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

EXHIBIT 'A'

Legal Description – Tax Map Parcel 125//020.07, 10.525 (+/-) Acres

BEGINNING at an iron pin set in the southerly margin, 25 feet from the center line of Harris Lane, the most northwest corner of this tract, and being a corner to Randall Glenn Jones (deed book 357, page 302); thence, with said Harris Lane, S58 deg. 43 min. 11 sec. E, a distance of 102.20 feet to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 523.53 feet a central angle of 22 deg. 58 min. 33 sec., and a chord of 208 53 feet bearing N 47 deg. 43 min. 46 sec. W; thence southeast along said curve, a distance of 209.34 feet to an iron pin set in the margin of said Harris Lane, a corner to tract 7; thence, leaving said Harris Lane, S 8 deg. 48 min 44 sec. W, a distance of 1590.15 feet to an iron pin set; thence, N 82 deg. 43 min. 08 sec. W, a distance of 246.57 feet to an iron pin set in the line of said Jones; thence, with said Jones, N 8 deg. 08 min. 00 sec. E, a distance of 1850.91 feet to the point of beginning, containing 10.53 acres, more or less, and being described as Tract No.8 according to a survey by Ray G. Cole, Registered Land Survey No. 924. Dated June 3, 1998.

Being the same property conveyed to Emmett I. Jenkins and Debra B. Jenkins, husband and wife by Transfer dated 06/11/2004 from Jimmie' D. Hunter and Carolyn Hunter, husband and wife of record in Record Book 2030, Page 425, Register's Office for Sumner County, Tennessee.

## EXHIBIT 'B'

The rezoning shall be substantially consistent with the Preliminary Master Development Plan for Miller Development Long Hollow Farms Subdivision, consisting of a one sheet plan prepared by GAM Engineering, Inc. of Hendersonville, TN with job No. 14-222, dated 11-17-14 with revision date of 12-23-14, with following conditions:

1. Modify the plan to indicate a street pavement width a minimum of 20 feet and a minimum width of 26 feet where parallel on-street parking spaces are provided and include 5 foot wide sidewalks widths. There shall be no less than 18 on-street, parallel parking spaces provided and grass strips widths between the roadway/parking area and sidewalks meeting the requirements of the Engineering Division.
2. Remove the all 90 degree angle parking spaces within the right-of-way and open space tracts.
3. Remove the Traffic Calming Device, Signage and Details inset and place a note on the plan indicating the traffic calming measures will be identified with the Final Master Development Plan. (The proposed speed hump does not comply with Engineering Division standards.)

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

JANUARY 13, 2015

**DEPARTMENT: PLANNING DEPARTMENT**

**AGENDA # 4**

**SUBJECT:**

Ordinance No. O1501-3 an ordinance of the City of Gallatin, Sumner County, Tennessee, amending the zoning on 10.525 (+/-) acres from Agricultural Residential (A) zone district to Multiple Residential and Office (MRO) zone district with a Preliminary Master Development Plan.

**SUMMARY:**

Applicant requests approval to amend the Gallatin Zoning Ordinance to rezone one (1) parcel (Tax Map 125 - Parcel 020.07) and approval of a Preliminary Master Development Plan for Long Hollow Farms, containing 10.525 (+/-) acres, located south of Harris Lane and west of GreenLea Boulevard. The Gallatin Municipal-Regional Planning Commission recommended approval at the December 8, 2014 Planning Commission Meeting. (PC0374-14)

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

ORDINANCE AMENDING CHAPTER 5, ARTICLE III, SECTION 5-58 OF THE  
GALLATIN MUNICIPAL CODE, AMENDMENTS TO INTERNATIONAL  
BUILDING CODE.

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin  
Municipal Code, Section 5-58 is hereby amended as follows:

Section 5-58(a)(4) shall be deleted in its entirety and replaced with the following:

- (4) Section 111.3 Temporary Occupancy is amended by deleting the paragraph in its entirety and replacing it with the following: "The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. Upon request of the owner or authorized representative, the Building Official may issue a residential temporary certificate of occupancy for fifteen (15) days for a nonrefundable fee of \$100.00, and a commercial temporary certificate of occupancy for thirty (30) days for a nonrefundable fee of \$500.00. All required final inspections are the responsibility of the owner or authorized representative to arrange. All life safety issues and final inspections must be completed before a release of a Temporary Certificate of Occupancy by the Building Official."

Section 5-58(a)(5) shall be added as follows:

- (5) Chapter 11 of the International Building Code Accessibility shall be deleted in its entirety and replaced with "2010 Edition of the Americans with Disabilities Act for Accessibility Code."

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:

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MAYOR PAIGE BROWN

ATTEST:

---

CONNIE KITTRELL  
CITY RECORDER

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

FEBRUARY 24, 2015

**DEPARTMENT:**    **Building Department**

**AGENDA #**

**SUBJECT:**

Amendments to Gallatin Municipal Code Chapter 5, Article III, Section 5-58, Amendments to International Building Code

**SUMMARY:**

General Maintenance

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

**ORDINANCE NO. 01502-17**

**ORDINANCE WAIVING TAP FEES FOR HABITAT FOR HUMANITY**

**BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE**, that the City of Gallatin Public Utilities Department shall waive any tap fees for water and sewer services associated with 185 Maple Ave. South (Parcel# 126B E 025) and 504 Hatten Track (Parcel# 113G A 004.03) for Habitat for Humanity of Sumner County.

**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



RECEIVED  
FEB 12 2015

*Now More Than Ever.*  
**Help Build It!**

February 12, 2015

Mr. David Gregory  
Gallatin Public Utilities  
239 Hancock St.  
Gallatin, TN 37066

Dear Mr. Gregory:

Habitat for Humanity of Sumner County is building two homes in Gallatin during the Spring of 2015. The addresses are 185 Maple Ave. South (Parcel # 126B E 025) and 504 Hatten Track (Parcel # 113G A 004.03).

We are requesting a waiver of the tap fees from Gallatin Public Utilities for these properties. Please advise me on what further action, if any, is required of Habitat for Humanity of Sumner County. We appreciate your consideration of this request.

Sincerely,

Susan Johnson, Executive Director

**CITY OF GALLATIN  
COUNCIL COMMITTEE AGENDA**

[ February 24, 2015 ]

**DEPARTMENT: Utilities**

**AGENDA # 2**

**SUBJECT:**

Waiving tap fees for Habitat for Humanity

**SUMMARY:**

Request from Susan Johnson, Executive Director of Habitat for Humanity of Sumner County to waive water/sewer tap fees for two properties. (See Attached Letter)

**RECOMMENDATION:**

**ATTACHMENT:**

Resolution  
 Ordinance

Correspondence  
 Contract

Bid Tabulation  
 Other

Approved   
Rejected   
Deferred

**Notes:**

**RESOLUTION APPOINTING CRAIG HAYES TO REPLACE ANNE KEMP  
ON THE GALLATIN PENSION COMMITTEE**

**WHEREAS**, Section 13-62 of the Gallatin Municipal Code provides for the appointment of two members of the council and one employee, all of whom shall be appointed by the Mayor, to administer the trust agreement adopted under the terms of the Employees Pension Trust Plan; and

**WHEREAS**, Council Member Ed Mayberry and Employee Rachel Nichols are currently serving terms of office expiring December 31, 2018, and December 31, 2016, respectively; and

**WHEREAS**, Council Member Anne Kemp, whose term of office expires on December 31, 2016, has tendered her resignation from the Gallatin Pension Committee, effective immediately; and

**WHEREAS**, the name of Council Member Craig Hayes is being forwarded by the Mayor to fulfill Ms. Kemp's term; and

**WHEREAS**, Section 13-62 of the Gallatin Municipal Code requires that the governing body approve said appointments.

**NOW, THEREFORE BE IT RESOLVED** by the City of Gallatin, Tennessee, that Council Member Craig Hayes is hereby appointed to the Gallatin Pension Committee to serve until December 31, 2016.

This Resolution shall take effect the date of 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

RESOLUTION APPOINTING MICHAEL WERTENBERGER, JR. TO THE GALLATIN INDUSTRIAL DEVELOPMENT BOARD AND THE GALLATIN HEALTH EDUCATIONAL AND HOUSING FACILITIES BOARD

WHEREAS, Tenn. Code Ann. § 7-53-301 provides that directors of a municipal board of industrial development shall be appointed by the governing body of the municipality; and

WHEREAS Tenn. Code Ann. § 48-101-307 provides that directors of a health, educational and housing facilities board shall be appointed by the governing body of the municipality; and

WHEREAS, the terms of Bo Bowling on the Gallatin Industrial Development Board and the Gallatin Health Educational and Housing Facilities Board expired on August 31, 2014; and

WHEREAS, Bo Bowling agreed to serve past his term until a replacement was appointed; and

WHEREAS, Michael Wertenberger, Jr. has been nominated to replace Bo Bowling on the Industrial Development Board and the Health Educational and Housing Facilities Board;

NOW THEREFORE BE IT RESOLVED, that Michael Wertenberger, Jr. is hereby appointed to the Gallatin Industrial Development Board and the Gallatin Health Educational and Housing Facilities Board to serve a term to expire August 31, 2020; and

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

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

\_\_\_\_\_  
MAYOR PAIGE BROWN

ATTEST:

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

APPROVED AS TO FORM:

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



January 24, 2015

To: Mayor Paige Brown  
From: James Fenton  
Re: IDB

Mayor Brown,

Michael Wertenberger has enthusiastically agreed to serve on the Industrial Development Board, helping fill one of the two positions that have recently opened due to resignations.

For your consideration:

Michael Wertenberger, Jr.  
1232 Chloe Drive  
(615) 452-4504 X 101  
mwertenberger@pbgtn.com

Michael has been a resident of Gallatin for almost 30. He graduated from Volunteer State Community College with a degree in Business Administration and from Middle Tennessee State University with a degree in Finance. He has been married to his wife Brenda for 21 years, and they have two daughters, Amber and Ashley. He also has two grandchildren. Michael has been in the employee benefits industry for 23 years, consulting with a variety of businesses. He has owned an employee benefits insurance agency in Gallatin for 18 years. Currently, Michael is serving as the Treasurer of the Gallatin (Noon) Rotary Club.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James Fenton", with a long, sweeping horizontal line extending to the right.

James Fenton  
Executive Director  
Gallatin Economic Development Agency

132 West Main Street – Gallatin, Tennessee 37066-3244

Phone: 615-451-5940 – Fax: 615-451-5941

[james.fenton@gallatin-tn.gov](mailto:james.fenton@gallatin-tn.gov)

[www.GallatinGetsIt.com](http://www.GallatinGetsIt.com)

**INDUSTRIAL DEVELOPMENT BOARD/  
GALLATIN HEALTH EDUCATIONAL & HOUSING FACILITIES BOARD**

	<b>Term Expires</b>
Earl Fischer 1038 Isaac Franklin Drive Gallatin, TN 37066 230-3104 or 830-9138	Aug. 31, 2016
Allen Parks 915 Lakeshore Drive Gallatin, TN 37066 452-2756	Aug. 31, 2018
Clay Haynes 335 W. Main Street, Suite M Gallatin, TN 37066 452-7500 clay@haynesrealtors.com	Aug. 31, 2018
Rev. Derrick Jackson 282 Greenfield Lane Castalian Springs, TN 37031 584-0190 (Cell)	Aug. 31, 2018
Bo Bowling, CPA 607 Commons Drive Gallatin, TN 37066 452-8256 Fax 452-0850	Aug. 31, 2014
Gwynn Smith, Attorney 125 Public Square Gallatin, TN 37066 452-2000	Aug. 31, 2016
David Jose 600 Bradford Drive Gallatin, TN 37066 870-9950 Dkjose600@bellsouth.net	Aug. 31, 2016

**6 Year Term**

**Appointed by Council**

7 Members

No Compensation

Qualifications – Not an Officer or Employee of the City

\*Current Chairperson

RESOLUTION NO. R15Ø3-11

RESOLUTION APPOINTING PAM OGDEN TO THE GALLATIN INDUSTRIAL DEVELOPMENT BOARD AND THE GALLATIN HEALTH, EDUCATIONAL AND HOUSING FACILITIES BOARD

WHEREAS, Tenn. Code Ann. § 7-53-301 provides that directors of a municipal board of industrial development shall be appointed by the governing body of the municipality; and

WHEREAS Tenn. Code Ann. § 48-101-307 provides that directors of a health, educational and housing facilities board shall be appointed by the governing body of the municipality; and

WHEREAS, the terms of K. Clay Haynes on the Gallatin Industrial Development Board and the Gallatin Health, Educational and Housing Facilities Board are due to expire on August 31, 2018; and

WHEREAS, K. Clay Haynes no longer meets the requirements of residency as outlined in Tenn. Code Ann. § 48-101-307 and said board positions will be vacant due to K. Clay Haynes resignation; and

WHEREAS, Pam Ogden has been nominated to replace K. Clay Haynes on the Industrial Development Board and the Health Educational and Housing Facilities Board;

NOW, THEREFORE BE IT RESOLVED, that Pam Ogden is hereby appointed to the Gallatin Industrial Development Board and the Gallatin Health, Educational and Housing Facilities Board to serve the remainder of K. Clay Haynes term to expire August 31, 2018; and

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

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

\_\_\_\_\_  
MAYOR PAIGE BROWN

ATTEST:

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

APPROVED AS TO FORM:

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



February 23, 2015

To: Mayor Brown  
From: James Fenton  
Re: IDB Nominee

Dear Mayor Brown,

After our conversation regarding possible nominees for the IDB, I am pleased to inform you that Pam Ogden has agreed to serve on the IDB, should City Council approve her nomination.

For your consideration:

Pam Ogden  
President, Commercial Credit Reports  
Home address: 1153 Plantation Blvd, Gallatin  
Office: 1645 Nashville Pike, Gallatin  
(615) 989-7002  
[pam@businesscreditreports.com](mailto:pam@businesscreditreports.com)

Ms. Ogden started [www.businesscreditreports.com](http://www.businesscreditreports.com) (FKA Commercial Credit Reports CCR) in San Diego Ca in 1989. After an extensive search for a new environment, she moved BCR and her top people to Hendersonville in 2009 for a better business climate and quality of life. She then discovered Fairvue in Gallatin, built a home here and later purchased 1645 Nashville Pike, Gallatin ( at the entrance of Fairvue) and moved BCR (7 employees) into that property. She has 38 years' experience in the Business Information field with BCR, ADP, B of A and Dun & Bradstreet. CCR is the largest independent provider of business credit information in the USA / Canada / International and the only company licensed to comingle business and owner data from Experian, D&B and Equifax.

She enjoys living and working in Gallatin and supports local charities and the business community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "JFenton", with a long, sweeping horizontal line extending to the right.

James Fenton  
Executive Director  
Gallatin Economic Development Agency

132 West Main Street – Gallatin, Tennessee 37066-3244

Phone: 615-451-5940 – Fax: 615-451-5941

[james.fenton@gallatin-tn.gov](mailto:james.fenton@gallatin-tn.gov)

[www.GallatinGetsIt.com](http://www.GallatinGetsIt.com)

**INDUSTRIAL DEVELOPMENT BOARD/  
GALLATIN HEALTH EDUCATIONAL & HOUSING FACILITIES BOARD**

**Term Expires**

Earl Fischer  
1038 Isaac Franklin Drive  
Gallatin, TN 37066  
230-3104 or 830-9138

Aug. 31, 2016

Allen Parks  
915 Lakeshore Drive  
Gallatin, TN 37066  
452-2756

Aug. 31, 2018

Clay Haynes  
335 W. Main Street, Suite M  
Gallatin, TN 37066  
452-7500  
clay@haynesrealtors.com

Aug. 31, 2018

Rev. Derrick Jackson  
282 Greenfield Lane  
Castalian Springs, TN 37031  
584-0190 (Cell)

Aug. 31, 2018

Bo Bowling, CPA  
607 Commons Drive  
Gallatin, TN 37066  
452-8256 Fax 452-0850

Aug. 31, 2014

Gwynn Smith, Attorney  
125 Public Square  
Gallatin, TN 37066  
452-2000

Aug. 31, 2016

David Jose  
600 Bradford Drive  
Gallatin, TN 37066  
870-9950  
Dkjose600@bellsouth.net

Aug. 31, 2016

**6 Year Term**

**Appointed by Council**

7 Members

No Compensation

Qualifications – Not an Officer or Employee of the City

\*Current Chairperson