
**CITY OF GALLATIN
COUNCIL MEETING**

October 20, 2015

6:00 pm

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

- Call to Order – Mayor Brown
- Invocation
- Pledge of Allegiance – Vice Mayor Hayes
- Roll Call: Alexander – Brackenbury – Camp – Vice Mayor Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: September 15, 2015 City Council Meeting
- Public Recognition on Agenda-Related Items
- Mayor’s Comments

AGENDA

1. **Second Reading Ordinance No. O1509-55** Ordinance amending Gallatin Municipal Code Chapter 3, Alcoholic Beverages, Article III, Sec. 3-158 **(Councilman Mayberry)**
2. **First Reading Ordinance No. O1510-56** Ordinance appropriating funds from revenue received from FBIVCTF and OCDETF in the amount of \$5,372.23 **(Councilwoman Kemp)**
3. **First Reading Ordinance No. O1510-57** Ordinance appropriating \$18,999 in funds from revenue received by the Gallatin Police Department in the form of a state and federal grant **(Councilman Camp)**
4. **First Reading Ordinance No. O1510-58** Ordinance awarding bid and authorizing funds in the total amount of \$720,000.00 from Water/Sewer 2015 Bond Funds for Number 1 Sewer Pump Station Improvements Contract “215”, 2015 **(Councilwoman Brackenbury)**
5. **First Reading Ordinance No. O1510-59** An ordinance of the City of Gallatin, Sumner County, Tennessee, approving a Preliminary Master Development Plan for Sumner Gardens, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date. **(Councilman Camp)**
6. **First Reading Ordinance No. O1510-60** Ordinance waiving tap fees for Habitat for Humanity **(Councilman Alexander)**
7. **First Reading Ordinance No. O1510-61** Ordinance appropriating funds for a Time & Attendance Test System in the amount of \$15,525.00 **(Councilman Mayberry)**
8. **First Reading Ordinance No. O1510-62** Ordinance amending the City of Gallatin, Tennessee Charter as established in Chapter 67 of the Private Acts of 1953 and as amended thereafter **(Vice Mayor Hayes)**
9. **Resolution No. R1510-52** Resolution accepting public improvements by the City of Gallatin, Tennessee located in and adjacent to the Estates of Fairway Heights, Phase Two – (PC-1073-15) **(Councilman Overton)**

10. **Resolution No. R1510-53** Resolution waiving special assessments on Tax Map 113J-B-024.00 and Tax Map 113J-D-019.00 **(Councilman Alexander)**
11. **Resolution No. R1510-54** Resolution approving revised job description for Assistant City Planner **(Councilwoman Brackenbury)**
12. **Resolution No. R1510-55** Resolution amending Gallatin Personnel Rules and Regulations relating to workplace violence **(Vice Mayor Hayes)**
13. **Resolution No. R1510-56** Resolution authorizing Mayor to execute Big Station Camp Boulevard Corridor Transportation Improvements Pro-Rata Share Agreement with Gross Builders **(Vice Mayor Hayes)**

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

**City of Gallatin
City Council Meeting**

September 15, 2015

The Gallatin City Council met in regular session on Tuesday, September 15, 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 John D. Alexander 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

Zach Wilkinson, Public Works Director
Gallatin News, Reporter
Debbie Johnson, Human Resource Dir.
News Examiner, Reporter
Connie Kittrell, City Recorder
Rosemary Bates, Special Projects Director
David Gregory, Public Utilities Dir.
Nick Tuttle, City Engineer
James Fenton, EDA

Rachel Nichols, Finance Director
Susan High-McAuley, City Attorney
Don Bandy, Police Chief
Bill McCord, City Planner
Lori Smiley, IT Director
David Brown, Leisure Services Dir.
Chuck Stuart, Building Official
Tommy Dale, Assistant Fire Chief

Approval of Minutes

There were no minutes presented for approval.

Public Recognition on Agenda Related Items

- Special Projects Director Rosemary Bates requested Kim Myers of the Gallatin Chamber of Commerce be moved up on the agenda and there was no objection from Council.
- Kim Myers of 322 Center Drive asked permission to use the streets for the Christmas Parade on December 12th as well as assistance from the Police Department with signage and approval to close the roads.

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

Mayor's Comments

- Mayor requested everyone's help with the Special Census. She said they will be mailed out soon and urged everyone to return them so every person in Gallatin can be counted.
- Greater Gallatin's final Third Thursday on Main will be this Thursday, September 17th with the Wanna Beetles performing.
- The Gallatin High School Homecoming Parade will also be this Thursday.
- The Lion's Club Grand Fondo Bike Ride is this Saturday.
- The Sertoma's Club Tractor Pull is this Saturday.
- The National Child Safety Day is this Saturday at the Civic Center from 10:00 AM until 2:00 PM
- The Farm Fest and Bluegrass Event is at the Farmer's Market this Saturday.
- The Gallatin Chamber of Commerce calendar is a great way to check on upcoming events in Gallatin.

Agenda

1. Ordinance #O1508-50 - Second Reading

Councilwoman Brackenbury presented this ordinance amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending Article 13.00 Performance and Design Standards, Section 13.02.020, Performance Standards Regulating Noise.

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

2. Ordinance #O1508-53 - Second Reading

Councilman Alexander presented this ordinance of the City of Gallatin, Sumner County, Tennessee, approving a Preliminary Master Development Plan for Dunlap Junction Phase 1, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date.

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

3. Ordinance #O1509-54 - Second Reading

Councilman Mayberry presented this ordinance appropriating funds for 2015/2016 Capital Projects.

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

Other Business

- Councilman Overton asked that the Fire Chief position be put on the next Work Session agenda for discussion.
- Councilman Alexander asked that term limits Charter Changes be put on the next Work Session agenda.

City Attorney Susan High-McAuley stated she is working on several revisions to the current charter.

Public Recognition on Non-Agenda Related Items

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

- Joe Debord of 1007 Hart Street complimented the Mayor on her message at the Chamber Luncheon recognizing the good employees at the City. Mr. Debord stated the City needs to get the projects that have been started done and stated his motto is "We git'er done." He thanked Mr. David Brown for his commitment to the pool and his many years of service at the city. Mr. Debord acknowledged Councilwoman Brackenbury for being an outstanding Council member for organizing the Bluegrass event this Saturday. He also mentioned Vice Mayor Hayes for the sponsorship of the Third Thursday's on Main events.

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

Adjourn

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

Mayor Brown adjourned the meeting at 6:17 P.M.

Mayor Paige Brown

City Recorder Connie Kittrell

ORDINANCE NO. 01509-55

ORDINANCE AMENDING GALLATIN MUNICIPAL CODE CHAPTER 3,
ALCOHOLIC BEVERAGES, ARTICLE III, SEC. 3-158

WHEREAS, it is deemed in the public interest to amend the Gallatin Municipal Code from time to time; and

WHEREAS, The Gallatin Beer Board has recommended to the Mayor and City Council that the City of Gallatin Municipal Code be amended regarding Beer Permits that are available to businesses;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin Municipal Code, Chapter 3, Alcoholic Beverages, Section 3-158, is hereby amended as follows:

1. By deleting Section 3-158(b)(1) in its entirety and replacing it with the following:
 - (1) *Class I – Off-premises permit.* An off-premises permit is one issued to a person or legal entity engaged in the sale of beer where it is not to be consumed by the purchaser upon the premises of the seller, except as specifically allowed herein.

There shall be two sub-classes of the off-premises permit:

- a. Package Retail Sales
- b. Growler Sales

Applicants for off-premises permits must list each sub-class for which they apply. Off-premises growler permits will be issued for the retail sale of beer in "Growlers." The term "Growler" means a glass bottle not to exceed sixty-four ounces (64 oz.) that is filled by a licensee or employee of the licensed establishment with beer from a keg. Growlers may only be filled from kegs procured by the licensee from a duly licensed wholesaler. Growlers must be filled in a manner that is sanitary and meets all applicable food and alcohol handling laws and standards. Each growler must be securely sealed and removed from the premises in its original sealed condition. Consumption of beer on premises is strictly prohibited, except samples of tap beer offered for sale may be made available, but individual samples shall not exceed one ounce (1 oz.) per sample, nor shall any one (1) individual be offered or consume more than four (4) one ounce (1 oz.) samples per business day.

2. By adding the following language as the third sentence of Sec. 3-158(b)(3), *Class III- Mixed Permit*:

Those establishments filling or refilling Growlers of beer for off-premises consumption must comply with the regulations relating to Growlers in Sec. 3-158(b)(1).

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: October 6, 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**

September 22, 2015

DEPARTMENT: City Attorney

AGENDA #

SUBJECT:

Amend GMC Ch. 3, Alcoholic Beverages, Article III, Sec. 3-158

SUMMARY:

The Beer Board recommends amending the Gallatin Municipal Code to add growlers, which is a subclass of the off-premises beer permit.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE APPROPRIATING FUNDS FROM REVENUE RECEIVED FROM FBIVCTF AND OCDETF IN THE AMOUNT OF \$5,372.23

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$5,372.23 is hereby appropriated from the revenue received from the FBIVCTF (Federal Bureau of Investigation Violent Crimes Task Force) and OCDETF (Organized Crime Drug Enforcement Task Force) 110-33190 to account 110-42110-123, to compensate overtime usage.

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: _____, 2015

PASSED SECOND READING: _____, 2015.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAH HIGH-McAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

October 13, 2015

DEPARTMENT: POLICE

AGENDA # 7

SUBJECT: Appropriation of \$5,373.23 in overtime reimbursements from FBIVCTF (Federal Bureau Investigations Violent Crimes Task Force) and OCDEF (Organized Crime Drug Enforcement Task Force to police budget

SUMMARY:

Appropriate \$5,373.23 from 110-33190 Federal Grants funds received for overtime reimbursement from FBIVCTF and OCDEF to be put into police line item 110-42110-123 Overtime

RECOMMENDATION:

Approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE APPROPRIATING \$18,999 IN FUNDS FROM REVENUE RECEIVED BY THE GALLATIN POLICE DEPARTMENT IN THE FORM OF A STATE AND FEDERAL GRANT

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$18,999 is hereby appropriated from a State of Tennessee Department of Transportation Grant, account no. 110-33490-154, to account no. 110-42110-942-154 Gallatin Police Department for the purpose of Law Enforcement 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:

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
Governor's Highway Safety Office

SIGNATURE AUTHORITY CONSENT FORM

I Mayor Paige Brown as the Mayor of
Name of Person Granting Signature Authority (Printed) Title of Person Granting Authority

City of Gallatin hereby grant the person(s) identified below signatory authority
Name of Organization Receiving Grant

for the 2015-2016 grant awarded by the Governor's Highway Safety Office. The following individual or individuals are entitled to sign all grant related documents on behalf of my organization.

Donald G. Bandy
Name (Printed)

Donald G. Bandy
Signature

Jarell Wilson
Name (Printed)

Jarell Wilson
Signature

The above signatory authority granted to the above Individual(s) may be revoked by me or by my organization at any time by written notice to the Governor's Highway Safety Office.

Signature of Person Granting Authority

Date

ATTACHMENT TWOFederal Award Identification Worksheet

Subrecipient's name (must match registered name in DUNS)	Gallatin Police Department
Subrecipient's DUNS number	
Federal Award Identification Number (FAIN)	18X920405DTN15
Federal award date	10/01/2014
CFDA number and name	20.616, National Priority Safety Programs
Grant contract's begin date	10/01/2015
Grant contract's end date	09/30/2016
Amount of federal funds obligated by this grant contract	\$18,999.00
Total amount of federal funds obligated to the subrecipient	\$18,999.00
Total amount of the federal award to the pass-through entity (Grantor State Agency)	\$2,305,037.71
Name of federal awarding agency	Tennessee Department of Transportation, Governor's Highway Safety Office
Name and contact information for the federal awarding official	Kendell Poole, Director 505 Deaderick Street, Suite 1800 Nashville, TN 37243 Telephone # (615) 741-2589 FAX # (615) 253-5523
Is the federal award for research and development?	No
Indirect cost rate for the federal award (See 2 C.F.R. §200.331 for information on type of indirect cost rate)	0%

GRANT BUDGET				
Agency Name: Gallatin Police Department				
Project Title: Alcohol Related Reconstruction and Education				
The grant budget line-item amounts below shall be applicable only to expense incurred during the following				
Applicable Period: BEGIN: 10/01/2015 END: 09/30/2016				
POLICY 03 Object Line-Item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY ¹	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1 & 2	Salaries, Benefits & Taxes	\$0.00	\$0.00	\$0.00
4, 15	Professional Fee, Grant & Award ²	\$0.00	\$0.00	\$0.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications <i>Trailer</i>	\$4,999.00	\$0.00	\$4,999.00
11, 12	Travel, Conferences & Meetings	\$0.00	\$0.00	\$0.00
13	Interest ²	\$0.00	\$0.00	\$0.00
14	Insurance	\$0.00	\$0.00	\$0.00
16	Specific Assistance To Individuals	\$0.00	\$0.00	\$0.00
17	Depreciation ²	\$0.00	\$0.00	\$0.00
18	Other Non-Personnel ²	\$0.00	\$0.00	\$0.00
20	Capital Purchase ²	\$14,000.00	\$0.00	\$14,000.00
22	Indirect Cost	\$0.00	\$0.00	\$0.00
24	In-Kind Expense	\$0.00	\$0.00	\$0.00
25	GRAND TOTAL	\$18,999.00	\$0.00	\$18,999.00
<p>¹ Each expense object line-item shall be defined by the Department of Finance and Administration Policy 03, <i>Uniform Reporting Requirements and Cost Allocation Plans for Subrecipients of Federal and State Grant Monies, Appendix A</i>. (posted on the Internet at: http://www.state.tn.us/finance/acl/documents/policy3.pdf).</p> <p>² Applicable detail follows this page if line-item is funded.</p>				

COUNCIL COMMITTEE AGENDA

October 13, 2015

DEPARTMENT: POLICE

AGENDA # 8

SUBJECT:

Appropriation of \$18,999 in Grant Funds from the State of Tennessee Department of Transportation.

SUMMARY:

Appropriate \$18,999 in reimbursed grant funds to be used for Law Enforcement Equipment.

RECOMMENDATION:

Approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE AWARDING BID AND AUTHORIZING FUNDS IN THE TOTAL AMOUNT OF \$720,000.00 FROM WATER/SEWER 2015 BOND FUNDS FOR NUMBER 1 SEWER PUMP STATION IMPROVEMENTS CONTRACT "215", 2015

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the bid for Number 1 Sewer Pump Station Improvements pursuant to the plans and specifications under Contract "215", 2015, submitted by W & O Construction in the amount of \$606,000.00 is hereby accepted and awarded.

BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE, that the total funds in the amount of \$720,000.00 for said sewer pump station improvements are authorized and appropriated from 2015 water/sewer bond sales.

BE IT FURTHER ORDAINED, BY THE CITY OF GALLATIN, TENNESSEE, that the Mayor and Superintendent of Public Utilities are hereby authorized to execute all necessary contracts and agreements for said Number 1 Sewer Pump Station Improvements.

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

PASSED FIRST READING: _____, 2015.

PASSED SECOND READING: _____, 2015.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

[October 13, 2015]

DEPARTMENT: Utilities

AGENDA # 2

SUBJECT:

Ordinance O1510-58 No. 1 Sewer Pump Station Improvements. Authorizing funding from 2015 bond funds in the total amount of \$720,000 and award bid to W&O Construction, Contract "215"

SUMMARY:

Improvements for No. 1 Pump Station.

RECOMMENDATION:

ATTACHMENT:

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

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

<input checked="" type="checkbox"/>	Bid Tabulation
<input checked="" type="checkbox"/>	Other

Approved	<input checked="" type="checkbox"/>
Rejected	<input type="checkbox"/>
Deferred	<input type="checkbox"/>

Notes:

JAMES C. HAILEY & COMPANY

Consulting Engineers

7518 Highway 70 South
Suite 100
Nashville, Tennessee 37221-1849
Telephone: 615-883-4933
Fax: 615-883-4937

JAMES C. HAILEY, P.E.

ROBERT L. RAMSEY, P.E.
ANTHONY L. PELHAM, P.E.
MATTHEW R. TUCKER, P.E.
MICHAEL N. GREEN, P.E.

September 25, 2015

Mr. David Gregory
City of Gallatin
Department of Public Utilities
239 Hancock Street
Gallatin, TN 37066

**RE: Contract 215
Number 1 Lift Station Improvements**

Dear Mr. Gregory:

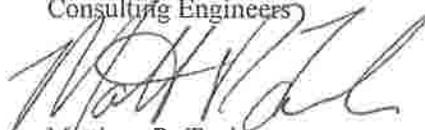
On September 17, 2015, bids were received for the above-referenced project. A tabulation of bids is attached displaying the bids for each contractor for Contract 215.

All bids were sealed with proper documentation, and no irregularities were apparent at the bid opening. Also, the lowest and best bid is within the estimated project budget. Enclosed is a project construction Budget. Based on our evaluation, we recommend that the City of Gallatin award the **Contract 215 – to W & O Construction. in the amount of \$606,000.00**

If you have any questions or if we can be of assistance, please let us know.

Sincerely,

JAMES C. HAILEY & COMPANY
Consulting Engineers



Matthew R. Tucker

Enclosures

BID TABULATION
CITY OF GALLATIN
CONTRACT 215 - NUMBER 1 SEWER LIFT STATION IMPROVEMENTS

JAMES C. HAILEY & COMPANY
 Consulting Engineers
 7818 Hwy. 70S, Ste. 100
 Nashville, TN 37221
 JCH PROJECT NO: 14131

City of Gallatin
 239 Hancock Street
 Gallatin, TN 37066

BID DATE: 09/17/2015

BID SECURITY	BID BOND	BID BOND	BID BOND	BID BOND	
BIDDER AND ADDRESS	W & O CONSTRUCTION 150 Construction Drive Livingston TN 38570	GILSPIE CONSTRUCTION ENTERPRISES, INC 157 Gilispie Road McMinnville, TN 37110	CUMBERLAND VALLEY CONSTRUCTORS, INC PO BOX 90347 Nashville, TN 37209-4518	SMITH CONTRACTORS, INC. 1241 Bypass North Lawrenceburg, KY 40342	
BASE BID	\$606,000.00	\$662,000.00	\$712,000.00	\$832,000.00	
ADJUSTMENT ITEMS	UNIT				
Rock (Mass Excavation)	C.Y.	100.00	100.00	100.00	20.00
Rock (Trench Excavation)	C.Y.	150.00	125.00	250.00	100.00
Earth Excavation	C.Y.	30.00	30.00	50.00	10.00
Concrete (In place w/o forms)	C.Y.	150.00	275.00	300.00	200.00
Concrete (In place with forms)	C.Y.	300.00	500.00	1,000.00	700.00
Reinforcing Steel	LB.	1.00	2.50	1.00	5.00
Crushed Stone or Gravel (In Place)	TN.	30.00	35.00	50.00	25.00
Engineered Earth Fill (In Place)	CY.	20.00	40.00	100.00	15.00
6 Foot High Chain Link Fence	LF	20.00	45.00	50.00	40.00
Asphalt Paving Including Base & Binder	yd ²	90.00	n/a	150.00	50.00
4-inch Concrete Paving Including Base	yd ²	110.00	n/a	150.00	60.00
Asphalt Topping (2" over existing paving)	yd ²	50.00	n/a	50.00	25.00
3 Foot Wide Sidewalk	LF	60.00	150.00	100.00	80.00
ITEM 11M - ACTUATORS					
A. EIM		10,000.00	8,000.00	8,000.00	7,940.00
B. OTHER - SPECIFY MANUFACTURER		0.00	0.00	0.00	0.00
C. OTHER - SPECIFY MANUFACTURER		0.00	0.00	0.00	0.00
D. OTHER - SPECIFY MANUFACTURER		0.00	0.00	0.00	0.00
ITEM 11P - CHANNEL MONSTER					
A. JWC Environmental		219,700.00	229,000.00	205,000.00	205,000.00
B. OTHER - SPECIFY MANUFACTURER		0.00	0.00	0.00	0.00
C. OTHER - SPECIFY MANUFACTURER		0.00	0.00	0.00	0.00
D. OTHER - SPECIFY MANUFACTURER		0.00	0.00	0.00	0.00

I, Matthew R. Tucker, certify that the above Bid Tabulation reflects the actual Bids submitted with errors corrected for Contract 215 - Number 1 Sewer Lift Station Improvements



**CITY OF GALLATIN
SUMNER COUNTY, TN**

**CONSTRUCTION CONTRACT 215
NUMBER 1 SEWER LIFT STATION IMPROVEMENTS**

PROJECT BUDGET FOR PUMP STATION IMPROVEMENTS

ITEM	COST
CONSTRUCTION	\$ 606,000.00
ENGINEERING DESIGN	50,500.00
CONSTRUCTION INSPECTION	25,000.00
PROJECT CONTINGENCY @ 5.00%	38,500.00
TOTAL ESTIMATED PROJECT COST	\$ 720,000.00

ORDINANCE NO. 01510-59

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR SUMNER GARDENS, 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 for the Sumner Gardens Preliminary Master Development Plan on one (1) parcel totaling 12.32 (+/-) acres located in the City of Gallatin, Tennessee; and

WHEREAS, the property is located at 146 Coles Ferry Road, north of Coles Ferry Road and east of South Westland Avenue and is zoned Residential-6 High Density Residential; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the Sumner Gardens Preliminary Master Development Plan in GMRPC Resolution No. 2015-119; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and Tenn. Code Ann. 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 City Council of the City of Gallatin does hereby approve the Preliminary Master Development Plan 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.

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'

The Preliminary Master Development Plan for Sumner Gardens, consists of a two (2) sheet plan prepared by Rogers Engineering Group of Gallatin, TN with Project Number 15-034, dated August 26, 2015 with a final revision date of September 17, 2015, and Architectural Elevations, consisting of two (2) sheets, prepared by Matchett and Associates Architects of Gallatin, TN with Project Number 1524 dated August 16, 2015, with the following conditions:

1. Provide Plat Book and Page number for each surrounding property that has been platted.
2. Change the project acreage to 12.32 under Project Description and Site
3. Data Table to match the legal description.
4. Remove 'Amended' from the Project Title.
5. Correct the western yard line to a 20 foot side yard, and the southern property boundary to a 25 foot side yard.
6. Indicate the roof heights for amenity buildings.
7. Indicate the building facade material percentages for the amenity buildings.
8. Verify legal description calls for boundary adjacent to Tax Map *126L/C/026.00* and *126M/A/008.00*.
9. Provide a sidewalk along South Westland Avenue and Coles Ferry Road.
10. The sidewalk may be placed in an access easement to preserve trees.
11. Consider placing HV AC units interior to the site.
12. Submit three (3) corrected folded copies of the Amended Preliminary Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

OCTOBER 13, 2015

DEPARTMENT: PLANNING Department

AGENDA # 6

SUBJECT:

Ordinance #O1510-59 of the City of Gallatin, Sumner County, Tennessee, approving a Preliminary Master Development Plan for Sumner Gardens and authorizing the revision to be indicated on the official zoning atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date., (S.B.E. Tax Map #126L Group C Parcel 025.00).
(PC File #3-1067-15)

SUMMARY:

The owner and applicant is requesting approval of the Sumner Gardens Preliminary Master Development Plan, consisting of 148 multi-family dwelling units, in two (2) phases, on a 12.32 (+/-) acre parcel. The parcel is zoned R6 High Density Residential and is located north of Coles Ferry Road and east of South Westland Avenue (146 Coles Ferry Road). The Dwelling Multi-Family use is a permitted use within the R6 High Density Residential zone district.

On September 28, 2015 the Gallatin Municipal-Regional Planning Commission approved GMRPC Resolution 2015-119, recommending approval of Ordinance #O1510-59. (PC File# 3-1067-15)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

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 250 Hollywood Blvd., 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

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

[October 13, 2015]

DEPARTMENT: **Utilities**

AGENDA # 1

SUBJECT:

Ordinance O1510-60 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 property located at 250 Hollywood Blvd. (See Attached Letter)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:



RECEIVED
AUG 25 2015

*Now More Than Ever.
Help Build It!*

August 24, 2015

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

Dear Mr. Gregory:

Habitat for Humanity of Sumner County is building a home in Gallatin in the Spring of 2016. The address is **250 Hollywood Blvd.**

We are requesting a waiver of the tap fees from Gallatin Public Utilities for this property. 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

ORDINANCE APPROPRIATING FUNDS FOR A TIME & ATTENDANCE TEST SYSTEM IN THE AMOUNT OF \$15,215.00

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$15,215.00 is hereby appropriated from the undesignated balance of the General Fund to purchase the software for a Time & Attendance Test System.

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:

SUSAH HIGH-McAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

October 13, 2015

DEPARTMENT: **Information Technology**

AGENDA #

SUBJECT:

Oridinance O1510-61 appropriating \$15,215 for purchase of software for a Time & Attendance Test System

SUMMARY:

This ordinance was approved on first reading at the October 6th, 2015 Coucnil Committee Meeting. Included on this work session agenda for review prior to second reading at the October 22nd, 2015 Council Meeting.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**ORDINANCE AMENDING THE CITY OF GALLATIN, TENNESSEE CHARTER
AS ESTABLISHED IN CHAPTER 67 OF THE PRIVATE ACTS OF 1953 AND AS
AMENDED THEREAFTER**

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

1. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article III** is amended as follows:
 - a. By deleting **Section 2** in its entirety.
 - b. By renumbering the remaining **Sections 3 through 16** numerically beginning with Section 2, such that Section 3 becomes Section 2 and so on until Section 16 becomes Section 15.
2. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article III, Section 14** [to be renumbered as Section 13 provided by paragraph 1 of this Ordinance] is hereby amended by deleting that section in its entirety and replacing it with the following:

“The Mayor or any Alderman may be removed from office in accordance with the general and statutory laws of Tennessee for ouster of a public official for, among other things, misconduct in office, willful neglect to perform duties, or conviction of a crime involving moral turpitude.”
3. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article V, Section 1**, sentence 5 is amended by adding the word “and” between the words “public officers, Alderpersons” and deleting the words “and Mayor pro tem.”
4. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article V, Section 3** is amended by adding the following sentence to the end of said section:

“In the absence of the Mayor, the City Attorney may accept service of legal process against the City.”

5. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article VI, Section 1** is amended by deleting the words “and employees” at the conclusion of the first sentence of said section following the words “define the duties of public officers.”
6. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article VI** is amended by adding **Section 2** as follows:

“SECTION 2. - Appointment of officers; salaries; duties; residency requirements; termination; oath of office.

- a. **Officers.** The city council shall appoint the following public officers: City Attorney, City Engineer, City Planner, Director of Codes, Director of Human Resources, Director of Information Technology, Director of Leisure Services, Fire Chief, Police Chief, Superintendent of Public Utilities, and Superintendent of Public Works. All officers of the city, except the city attorney, shall devote all of their time to their respective offices. The aforementioned officers shall be appointed by a minimum of five (5) votes of the council, including the mayor, and shall serve at the will of the council. They shall receive such salaries as the council may from time to time designate. All officers of the city whose appointment is not herein provided for shall be appointed by the city council at such times and for such terms as the council may fix. All officers shall be present at all meetings of the city council when so directed by the mayor or council.
- b. **Duties of officers.** Unless otherwise prescribed in this charter, the duties of public officers shall be as set forth by ordinance in the Gallatin Municipal Code. The

council may establish city departments, offices, or agencies, in addition to those created in this charter, and may prescribe the functions of all departments, offices, and agencies not inconsistent with this charter. Departments, offices and agencies created by the council may be abolished or combined.

- c. **Residency requirements of certain officers.** The fire chief and police chief shall be required to maintain their residence either within the corporate limits or within two (2) miles of the corporate limits and within the boundaries of Sumner County, Tennessee. The superintendent of public utilities and superintendent of public works shall be required to maintain their residence within the boundaries of Sumner County, Tennessee. These residency requirements shall not apply until ninety (90) days after appointment of these officers.
- d. **Termination.** Any officer may be terminated by a minimum of five (5) votes of the council, including the mayor. Said termination may be with or without cause. Any termination without cause may include severance pay equal to three (3) months' salary. With cause may include, but is not limited to, incompetence, misrepresentation, any crime or misdemeanor in office, or grave misconduct showing unfitness for public service, misfeasance or malfeasance in office and inefficiency in performance of duty. No officer shall be terminated until all members of city council have served a minimum of three (3) months.
- e. **Oath of office.** Every officer of the city shall before entering upon the discharge of the duties of office take the same oath required of the mayor and council.”

7. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article VII, Section 1** is amended as follows:

- a. By deleting the words “subject to city council, disability” from the title of Section 1 such that the new title shall be “**Election, eligibility for office, removal.**”
 - b. By deleting the third sentence of the first paragraph and replacing it with the following:
“The Recorder shall be subject to removal from office for the same offenses and in the same manner as removal of the Mayor or an Alderman, as set forth in Article III, Section 14.
 - c. By deleting the second paragraph in its entirety and replacing it with the following:
“The Recorder shall fulfill the duties as required by the Charter or Municipal Code and shall work with City Council to carry out all reasonable orders, rules, and regulations of the City Council.”
8. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article VIIIA, Superintendent of Public Works**, is deleted in its entirety. The powers and duties of the Superintendent of Public Works shall be set forth in the Gallatin Municipal Code, as required by amendments to this charter set forth herein.
 9. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article VIIIB, Superintendent of Public Utilities**, is deleted in its entirety. The powers and duties of the Superintendent of Public Utilities shall be set forth in the Gallatin Municipal Code, as required by amendments to this charter set forth herein.
 10. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article VIIC, Director of Leisure Services**, is deleted in its entirety. The powers and duties of the Superintendent of Public Works shall be set forth in the Gallatin Municipal Code, as required by amendments to this charter set forth herein.

11. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article IX** shall be renumbered **Article VIII**.
12. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article X** shall be renumbered **Article IX**.
13. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article XI** shall be renumbered **Article X**.
14. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article XII** shall be renumbered **Article XI**.
15. Chapter 67 of the Private Acts of 1953, as subsequently amended, **Article XIII** shall be renumbered **Article XII**.
16. This Ordinance shall have no effect unless it shall receive final approval within the time required by law by a two-thirds (2/3) vote of the Gallatin City Council after passage by the Tennessee General Assembly.
17. This Ordinance shall become effective after final passage thereof, 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**

October 13, 2015

DEPARTMENT: City Attorney

AGENDA #

SUBJECT:

Charter Amendments

SUMMARY:

Discuss proposed Ordinance amending the City's Charter. The proposed Ordinance reflects the amendments discussed and approved at the September 22, 2015 Council Work Session meeting.

Additionally, Council will discuss additional amendments to the Charter including:

1. adding term limits for Mayor and Aldermen;
2. removing language from Article III, Section 1 restricting the Mayor and Aldermen from holding other public offices while serving on the City Council;
3. any other amendments deemed necessary by Council

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R151Ø-52

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF GALLATIN, TENNESSEE LOCATED IN AND ADJACENT TO THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO – (PC5-1073-15)

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements located in and adjacent to The Estates of Fairway Heights, Phase Two Subdivision and;

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

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

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, public sidewalks, public easements and public utility improvements as described in The Estates of Fairway Heights, Phase Two, Plat Book 27, Page 130, Recorded January 12, 2012 in the Register’s Office for Sumner County, and the sidewalk adjacent to the subdivision in the Red River Road right-of-way are hereby accepted by the City of Gallatin, Tennessee.

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

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING THAT THE GALLATIN CITY COUNCIL ACCEPT THE PUBLIC IMPROVEMENTS LOCATED IN AND ADJACENT TO THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO - (PC5-1073-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for The Estates of Fairway Heights, Phase Two on April 25, 2011 and which was later recorded in Plat Book 27, page 130, R.O.S.C., Tennessee; and

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in The Estates of Fairway Heights, Phase Two subdivision and the sidewalk adjacent to the subdivision submitted by the applicant, Fred Yates Homes, at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-4-307:

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends that the Gallatin City Council accept the public improvements located in and adjacent to The Estates of Fairway Heights, Phase Two, as recorded in Plat Book 27, Page 130, in the Register’s Office of Sumner County with the following conditions:

1. The owner and applicant shall submit a maintenance surety in the amount of \$2,800 to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: 4

NAY: 0

DATED: 09/28/2015

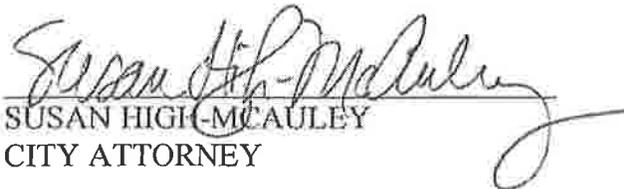


Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



SUSAN HIGH-MCAULEY
CITY ATTORNEY

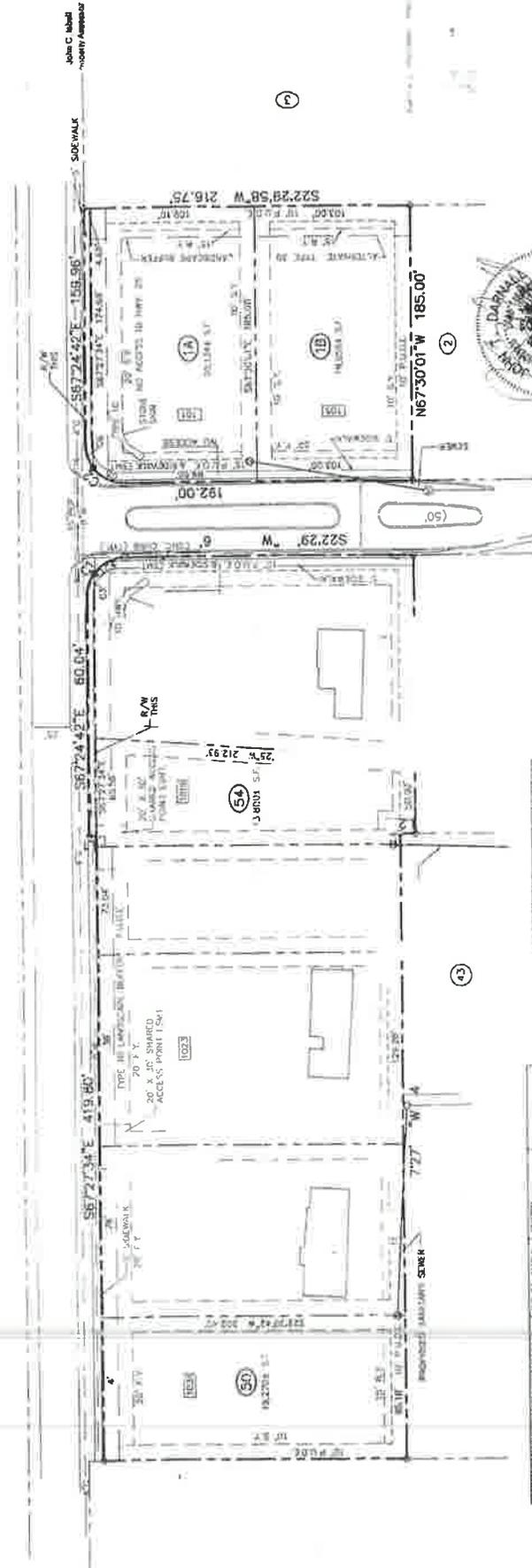
SURVEYOR'S NOTES:
 THIS SURVEYOR HAS NOT FURNISHED WITH A TITLE SEARCH OR POLICY, THEREFORE, THIS SURVEY IS CONSIDERED TO BE A "AS IS" SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE DISCOVERED BY THE SURVEYOR. THERE MAY EXIST OTHER NOTES APPLICABLE TO THIS SURVEY.

AND PARCELS NUMBERED SHOWN NOTES TO THE SUMMER C ADDRESSES MAPS. THE SUBJECT PARCELS SHOWN ON THIS MAP IS ALL OF PARCELS 1, 25 AND 26, ON THE MAP 113-P



ADJACENT PROPERTY TABLE:

TRACT	OWNER	ADJACENT TO	ADJACENT TO	ADJACENT TO	ADJACENT TO
1	JOHN C. LEBEL	WEST	WEST	WEST	WEST
2	JOHN C. LEBEL	WEST	WEST	WEST	WEST
3	JOHN C. LEBEL	WEST	WEST	WEST	WEST
4	JOHN C. LEBEL	WEST	WEST	WEST	WEST
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95	JOHN C. LEBEL	WEST	WEST	WEST	WEST
96	JOHN C. LEBEL	WEST	WEST	WEST	WEST
97	JOHN C. LEBEL	WEST	WEST	WEST	WEST
98	JOHN C. LEBEL	WEST	WEST	WEST	WEST
99	JOHN C. LEBEL	WEST	WEST	WEST	WEST
100	JOHN C. LEBEL	WEST	WEST	WEST	WEST



LINE	BEARING	DISTANCE	REMARKS
1	N 72° 00' 00" E	100.00	TO CORNER
2	S 72° 00' 00" W	100.00	TO CORNER
3	N 72° 00' 00" W	100.00	TO CORNER
4	S 72° 00' 00" E	100.00	TO CORNER

CURVE	ARC LENGTH	CHORD	CHORD BEARING
C1	100.00	100.00	N 72° 00' 00" E
C2	100.00	100.00	S 72° 00' 00" W
C3	100.00	100.00	N 72° 00' 00" W
C4	100.00	100.00	S 72° 00' 00" E



ITEM 9

APPROVAL FOR UTILITY STATUS

DATE: 10/10/11

BY: [Signature]

FOR: [Signature]

RECORDS

RECORDED

11 COMPLETES

S-1073-15

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

October 13, 2015

DEPARTMENT: Engineering

AGENDA # 3

SUBJECT:

Resolution Accepting Public Improvements for The Estates of Fairway Heights, Phase 2

SUMMARY:

The Planning Commission approved the resolution on September 28, 2015, to accept these public improvements.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1510-53

**RESOLUTION WAIVING SPECIAL ASSESSMENTS ON TAX MAP 113J-B-024.00
AND TAX MAP 113J-D-019.00**

WHEREAS two parcels of property were sold in the Sumner County Tax Sale on December 18, 2013. The properties were sold for less than the total amount of taxes and special assessments owed on the properties.

WHEREAS the City received \$243.95 for city taxes from 2003 through 2012 on map and parcel 113J-B-024.00. There is a special assessment on said property in the amount of \$236.70.

WHEREAS the City received \$1,386.34 for city taxes from 2003 through 2012 on tax map and parcel 113J-D-019.00. There is a special assessment on said property in the amount of \$693.56.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the City of Gallatin only received a portion of the monies for the special assessment on map and parcel 113J-B-024.00 and the City of Gallatin shall waive the remaining unpaid portion of the special assessment in the amount of \$223.47.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the City of Gallatin did not receive enough monies on map and parcel 113J-D-019.00 for the special assessment and the City of Gallatin shall waive the special assessment in the amount of \$693.56.

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

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

October 13, 2015

DEPARTMENT: City Attorney

AGENDA #

SUBJECT:

Waive special assessment on delinquent tax parcels sold in the 2013 Sumner County Tax Sale

SUMMARY:

Two parcels of property were sold in the Sumner County Tax Sale on December 18, 2013. The properties were sold for less than the total amount of taxes and special assessments owed on the properties.

The City received \$243.95 for city taxes from 2003 through 2012 on map and parcel: 113J-B-024.00 and there is a special assessment on said property in the amount of \$236.70.

The City received \$1,386.34 for city taxes from 2003 through 2012 on tax map and parcel: 113J-D-019.00 and there is a special assessment on said property in the amount of \$693.56.

The City of Gallatin only received a portion of the monies for the special assessment on map and parcel 113J-B-024.00 and the City of Gallatin shall waive the remaining unpaid portion of the special assessment in the amount of \$223.47.

The City of Gallatin did not receive enough monies on map and parcel 113J-D-019.00 for the special assessment and the City of Gallatin shall waive the special assessment in the amount of \$693.56.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1510-54

**RESOLUTION APPROVING REVISED JOB DESCRIPTION FOR ASSISTANT
CITY PLANNER**

BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, the attached revised job description for Assistant City Planner is hereby approved and ordered implemented into the City of Gallatin's Personnel Classification System.

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

TITLE: Assistant City Planner
PG: GV
DEPARTMENT: Planning
REPORTS TO: City Planner
REVISION DATE: October 2015

PURPOSE OF POSITION:

The purpose of this position is to perform technical and administration level work in coordinating planning activities while assisting the City Planner in the overall departmental administration.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

The following duties are normal for this position. These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

1. Assists and advises the City Planner on all planning-related matters.
2. Provides management of division-related current planning issues, including the supervision of designated staff members.
3. Advises various councils, boards, commissions and elected officials on planning-related issues.
4. Arranges and conducts pre-application meetings.
5. Coordinates and manages the review and analysis of plans submitted for zoning changes, subdivisions, variances, certificates of appropriateness, conditional use permits and site plans.
6. Coordinates and manages the scheduling of site inspections for compliance with approved site plans.
7. Administers development related sureties required and release schedule with City Engineer.
8. Coordinates the publication of legal ads and public notice mail-outs for the Planning Commission, Board of Zoning Appeals, Historic District Commission, and City Council with other planning staff.
9. Assists with analyzing and preparing recommendations regarding current physical, social, and economic projects.
10. Assists with preparing elements of the comprehensive plan relating to a wide variety of social, infrastructure, housing, neighborhood planning and capital improvement planning.
11. Develops or assists with the development of current, long-range and/or other planning activities.
12. Serves as staff support to various boards and commissions.
13. Prepares and maintains various planning maps, files, graphics and records.
14. Responds to complaints regarding land use, zoning and codes violations and coordinates enforcement measures.
15. Responds to inquiries from the public for information regarding planning activities.
16. Performs statistical analysis using socio-economic data and survey data.
17. Performs other duties as assigned.

MINIMUM QUALIFICATIONS:

Bachelor's degree in urban/regional planning or related field. Master's Degree in urban/regional planning or related field preferred. Must have a minimum of five (5) years of professional planning work experience. AICP professional planner certification.

Valid Drivers' License.

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of the principles and practices of City planning.
- Knowledge of economics, sociology and municipal finance as applied to City planning.
- Knowledge of current literature and recent developments in the field of City planning.
- Ability to analyze and systematically compile technical and statistical information and to prepare technical reports.
- Ability to prepare and present technical information clearly and in an interesting manner to lay groups and the public.

- Ability to establish and maintain effective working relationships with professional colleagues, employees, and representatives of other public agencies.
- Ability to establish and maintain effective and professional working relationships with vendors, finance staff, other department heads and governmental officials.
- General knowledge of current office practices and procedures and knowledge of the operation of standard office equipment and softwares.
- Ability to prepare and maintain accurate and concise records and reports.
- Ability to understand and effectively carry out verbal and written instructions.
- Ability to communicate effectively with other members of the staff, supervisor, and the public.
- Ability to communicate effectively in both written and verbal form.
- Ability to develop, interpret and implement local policies and procedures; written instructions, general correspondence; Federal, State, and local regulations.
- Ability to identify problems and deal with a variety of situations.
- Ability to think quickly, maintain self-control, and adapt to stressful situations.
- Ability to maintain discretion related to business decisions and managing files, reports and conversations, within the provision of open records law and other applicable State and Federal Statutes and Regulations.
- Ability to organize work product and exhibit time management skills needed to meet deadlines.
- Must have ability to work accurately with attention to detail.
- Ability to maintain confidentiality.
- Ability to work the allocated hours of the position.

PHYSICAL REQUIREMENTS

This is sedentary work requiring the exertion of up to 10 pounds of force occasionally and a negligible amount of force frequently or constantly to move objects; work requires fingering, and repetitive motions; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for color perception, preparing and analyzing written or computer data, use of measuring devices, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is not subject to adverse environmental conditions. There are expectations for required attendance at various meetings outside of normal working hours.

WORK ENVIRONMENT

Works in an office setting, in generally comfortable conditions.

In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

GENERAL DEFINITION AND CONDITIONS OF WORK:

Performs difficult professional work supervising staff and coordinating planning activities while assisting the City Planner in the overall departmental administration; does related work as required. Work is performed under the regular supervision of the City Planner. Supervision is exercised over subordinate staff members.

This is sedentary work requiring the exertion of up to 10 pounds of force occasionally and a negligible amount of force frequently or constantly to move objects; work requires fingering, and repetitive motions; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for color perception, preparing and analyzing written or computer data, use of measuring devices, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is not subject to adverse environmental conditions. There are expectations for required attendance at various meetings outside of normal working hours.

ESSENTIAL FUNCTIONS/TYPICAL TASKS:

Assists and advises the City Planner on all planning-related matters;
 Provides overall management of division-related current planning issues, including the supervision of designated staff members;
 Advises various councils, boards, commissions and elected officials in planning-related issues;
 Coordinates and manages the review and analysis of plans submitted for zoning changes, subdivisions, variances, conditional use permits, site plans, and subdivision plats;
 Coordinates and manages the scheduling of site inspections for compliance with approved site plans;
 Coordinates type and amount of bond required and release schedule with City Engineer;
 Coordinates and sets agendas and the publication of legal ads and public notice mail-outs for the Planning Commission, Board of Zoning Appeals, Historic District Commission, and City Council;
 Assists with the preparation and development of analyses and recommendations regarding current physical, social, and economic projects;
 Arranges and conducts pre-application meetings for applications to be submitted for plans review.
 Assists with the preparation of elements of the comprehensive plan relating to a wide variety of social, physical and facility, housing and neighborhood planning;
 Develops or assists with the development of current, long-range and/or other planning activities; assisting with land use, zoning and codes violations;
 Provides information to the public;
 Serves as staff support to various boards and commissions;
 Prepares and maintains various planning maps, files, graphics and records;
 Responds to complaints regarding land use, zoning and codes violations;
 Responds to inquiries from the public regarding planning activities;
 Serves as City Planner/Zoning Administrator in his or her absence;
 Performs related tasks as required.

KNOWLEDGE, SKILLS AND ABILITIES:

Thorough knowledge of the principles and practices of City planning; thorough knowledge of economics, sociology and municipal finance as applied to City planning; thorough knowledge of current literature and recent developments in the field of City planning; ability to analyze and systematically compile technical and statistical information and to prepare technical reports; ability to prepare and present technical information clearly and in an interesting manner to lay groups and the public; ability to establish and maintain effective working relationships with professional colleagues, employees, and representatives of other public agencies;

EDUCATION AND EXPERIENCE:

Any combination of education and experience equivalent to graduation from an accredited college or university with a degree in city planning or related field, and a minimum of five (5) years of professional planning experience preferred. Masters Degree in related field preferred. AICP professional planner certification preferred.

SPECIAL REQUIREMENTS:

Possession of an appropriate driver's license valid in the State of Tennessee.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

October 13, 2015

DEPARTMENT: Human Resources

AGENDA #10

SUBJECT:
Revised Job Description for Assistant City Planner

SUMMARY:
Requested job description revisions for the Assistant City Planner position.

RECOMMENDATION:
Approve

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1510-55

RESOLUTION AMENDING GALLATIN PERSONNEL RULES AND REGULATIONS RELATING TO WORKPLACE VIOLENCE

WHEREAS, Section 13-104 of the Gallatin Municipal Code provides for amendment of the Personnel Rules;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the Gallatin Personnel Rules and Regulations, **Rule 17, General Policies and Procedures** is hereby amended with the following addition:

Section 17-26. Workplace Violence

The City is committed to preventing workplace violence and to maintaining a safe work environment. It is the policy of the City of Gallatin to promote a productive, safe and healthy work environment for all employees, customers, vendors, contractors and members of the general public and to provide for the efficient and effective operation of the local government's activities. Employees and customers are to be treated with courtesy and respect at all times.

Employees are expected to maintain a productive work environment free from harassing or disruptive activity including threats of physical violence. As set forth in these Personnel Rules on the section dealing with harassment, no form of harassment will be tolerated, including sexual harassment and harassment based on race, national origin, religion, disability, pregnancy, age, military status, sex or other protected category, as provided by law. This policy applies to all City employees, elected officials, appointed officials, part-time/temporary employees, and contractors.

The City of Gallatin will not tolerate verbal or physical conduct by an employee which harasses, disrupts or interferes with another's work performance or which creates an intimidating, offensive or hostile environment.

(a) No employee or non-employee shall be allowed to harass any other employee or non-employee by exhibiting behavior including, but not limited to, the following:

- (1) Verbal harassment – Verbal threats toward persons or property; the use of vulgar or profane language directed towards others; disparaging or derogatory comments or slur; offensive flirtations or propositions; verbal intimidation; exaggerated criticism or name-calling; spreading untrue or malicious gossip about others.
- (2) Physical Harassment – Any physical assault, such as hitting, pushing, kicking, holding, impeding or blocking the movement of another person.
- (3) Visual Harassment – Displaying derogatory or offensive posters, cartoons, publications or drawings.

(b) All dangerous or hazardous devices or substances are prohibited from City property, unless in the control of law enforcement or emergency personnel. Under

no circumstances are the following items permitted on local government property, including local government-owned parking areas, except when issued or sanctioned by the local government for use in the performance of the employee's job:

- (1) dangerous chemicals;
 - (2) explosives or blasting caps;
 - (3) chains; or
 - (4) other objects carried for the purposes of injury or intimidation
- (c) Charges of workplace violence and harassment are to be reported to the employee's supervisor, and such supervisor must immediately report the alleged violence or harassment to the Director of Human Resources. If the supervisor is involved in the violent or harassing behavior, the employee shall then report the charge of workplace violence or harassment to the Department Head, Director of Human Resources, City Attorney, or the Mayor. The City will promptly investigate reports of workplace violence including suspicious individuals or activities. The Director of Human Resources is charged with investigating all cases of workplace violence and harassment. Depending on the severity of the charges or whether a crime is committed, the City Attorney may request that the Police Chief provide assistance to the Human Resources Director or assume responsibility for the investigation. All employees are required to assist in the course of the investigation by providing testimony, statements and evidence, as required. Failure to cooperate may result in disciplinary action.
- (d) Copies of the investigative report with recommendations for appropriate action will be turned over to the Mayor as appropriate for further action.
- (e) Anyone determined to be responsible for threats of or actual violence or other conduct that is in violation of this policy will be subject to prompt disciplinary action up to and including termination.
- (f) Employees are encouraged to bring their disputes or differences with other employees to the attention of their supervisors or the Human Resources Department before the situation escalates into potential violence. The City is eager to assist in the resolution of employee disputes, and will not discipline employees for raising such concerns. Employees have the right to file a police report at their own discretion.

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

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

October 13, 2015

DEPARTMENT: Human Resources & City Attorney

AGENDA # 11

SUBJECT:

Workplace Violence Policy

SUMMARY:

Due to recent events in our country, we need to incorporate a formal workplace violence policy for the increased safety of our employees. MTAS' model policy language has been used as an example to develop this policy for the City of Gallatin.

RECOMMENDATION:

Approve

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1510-56

**RESOLUTION AUTHORIZING MAYOR TO EXECUTE BIG STATION CAMP
BOULEVARD CORRIDOR TRANSPORTATION IMPROVEMENTS PRO-RATA
SHARE AGREEMENT WITH GROSS BUILDERS**

WHEREAS, The City of Gallatin is currently in the process of conducting an engineering study on the impacts and effects of planned and future developments on traffic and transportation improvements within the Big Station Camp Boulevard Corridor and plans to enact an ordinance that would require developers to contribute a pro-rata or fair share of the costs of required improvements to the Big Station Camp Boulevard Corridor caused by their developments, and;

WHEREAS, Gross Builders has received approval of its Final Master Development Plan and is prepared to commence construction of the Revere Apartments; and

WHEREAS, The City of Gallatin and Gross Builders have agreed upon Gross Builders' pro-rata contribution toward the required traffic and transportation improvements to the Big Station Camp Boulevard Corridor; and

WHEREAS, Based upon Gross Builders' traffic study and the City's engineering study, Gross Builders will be required to contribute \$552,254 toward traffic and transportation improvements to the Big Station Camp Boulevard Corridor. The City and Gross Builders have determined that the required contribution shall be broken down as follows: cash payment of \$147,254 to be paid in accordance with the agreement set forth as Exhibit 1 hereto; credit of \$254,000 for the construction of a north bound turn lane on Big Station Camp Boulevard at Revere Road; credit of \$110,000 for the construction of a south bound turn lane on Big Station Camp Boulevard at Revere Road; and a credit of \$50,000 for the construction of a pedestrian crossing on Big Station Camp Boulevard. All improvements for which Gross Builders is receiving credit as part of its pro-rata share contribution must be substantially complete prior to receipt of an occupancy permit for the first building at Revere Apartments; and

WHEREAS, the agreement between the City and Gross Builders for Gross Builders' contribution toward the Big Station Camp Boulevard Corridor traffic and transportation improvements shall be memorialized in a formal agreement in substantial form as Exhibit 1 hereto; and

WHEREAS, the City agrees that Gross Builders' contribution to the Big Station Camp Boulevard Corridor as memorialized in this Resolution and the resulting formal, executed agreement shall constitute the full and final contribution required of Gross Builders for the Revere Apartments project.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, the Mayor is authorized to execute a Pro-Rata Share Agreement with Gross Builders for the Big Station Camp Boulevard Corridor, upon approval of the agreement by the City Attorney;

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

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**BIG STATION CAMP BOULEVARD CORRIDOR TRANSPORTATION IMPROVEMENTS
PRO-RATA SHARE AGREEMENT**

This Transportation Corridor Improvements Pro-rata Share Agreement (the "Agreement") made and entered into this ____ day of _____, 2015, by and between CITY OF GALLATIN, TENNESSEE, a Chartered Tennessee Municipality located in Sumner County, Tennessee, 132 West Main Street, Gallatin, Tennessee 37066 (the "City"); and Gross Builders, a Tennessee company, with its principal office located at 2620 New Salem Highway, Murfreesboro, Tennessee ("Developer"). The City and "Developer" shall hereinafter be collectively referred to as the "Parties".

RECITALS

WHEREAS, attached to this Agreement are exhibits describing in greater detail the Parties hereto, real property, traffic study and transportation improvements list which are referenced throughout this Agreement. The Parties agree that all attached exhibits have been reviewed and previously approved by the Parties and their respective professional consultants, and all cumulative information set forth or otherwise referenced therein is incorporated herein by reference; and

WHEREAS, the Developer desires to permit, to site plan, to develop, and to plat the real property (the "Revere Apartments") consistent with the Development Data on the attached Exhibit "A" and is the owner of the real property legally described in said Exhibit; and in addition to other requirements, is seeking to comply with the City's requirement to make certain transportation improvements as a condition of Zoning and Preliminary Master Plan and Final Master Plan approval on the real property approved by the Gallatin City Council on April 21, 2015 and by the Gallatin Municipal-Regional Planning Commission on September 28, 2015, respectively, for long term Big Station Camp Boulevard transportation facility improvements as authorized under Article 13, Section 13.06, subsection 13.06.010 E., Gallatin Zoning Ordinance, and

WHEREAS, the Developer is joined by the City who desires to preserve and create capacity to permit construction of the proposed "transportation corridor improvements" including to site plan/develop and to plat the real property (the "Revere Apartments") consistent with the Development Data on the attached Exhibit "A" and is the owner of real property legally described and sketched on said Exhibit 'A' and is seeking to comply with the City's Zoning regulations, and

WHEREAS, the transportation corridor improvement projects ("Revere Pro-Rata Share Improvements" or "Transportation Corridor Improvements") described in the attached Exhibit 'C' include the estimated costs for the completed improvements, required in order for the developer to meet minimum requirements for transportation facilities operation in the Big Station Camp Boulevard corridor to support the proposed development; and

WHEREAS, the Parties acknowledge and agree that the proposed Revere Apartments development creates additional transportation impacts to the Big Station Camp Boulevard corridor that may be addressed by the development of improvements within and in proximity to the Developers' property and as set forth in the City of Gallatin on the Move 2020 Plan and on the approved zoning with preliminary and master development plans; and

WHEREAS, the Developer proposes and seeks to build Road 'A' (Jenkins Lane Extension) and Road 'B' as a public improvement but shall not include these roadways as a credit eligible transportation corridor improvement upon completion of the site improvements by the Developers and acceptance by the City, including that portion of Road 'A' (Jenkins Lane Extension) extending from Big Station Camp Boulevard to the north property boundary of the site and Road 'B' extending from Road 'A' to the east property boundary, together with storm water facilities, street lights, sidewalks, and landscaping for the Road 'A' and Road 'B' right of way, and on site greenway (the "Onsite Improvements"). The developer shall be eligible for credits for off-site improvements constructed in the Big Station Camp Boulevard Corridor including a northbound turn lane and southbound left turn lane at the Road 'A' and Big Station Camp Boulevard intersection and greenway crosswalk improvements on Big Station Camp Boulevard and including all design, construction plans and permits certified to the City (the "Offsite Improvements") and collectively referred to hereinafter as "Big Station Camp Boulevard Project"; and

WHEREAS, the City acknowledges that the Developers shall make a significant contribution for the construction of the improvements in Big Station Camp Boulevard in lieu of the immediate payment by the developer for all cumulative impacts to Big Station Camp Boulevard and such improvements are eligible for pro-rata share credits; and

WHEREAS, the Developer acknowledges and agrees, that the cash payment and the Developers' completion of the off-site improvements in Big Station Camp Boulevard and the City's acceptance shall be conditions precedent to the issuance of certificates of occupancy for the Revere Apartments site and/or certificate of completion for site plans and subdivisions within the proposed development site and that payments of the balance of improvements to be constructed at a later date as determined by the City shall be paid to the City in a form acceptable to the City prior to obtaining certificates of occupancy as more fully set forth herein; and

WHEREAS, the City and the Developers agree that the new capacity created by the Big Station Camp Boulevard improvements may not be the actual excess capacity of the roadway, as a result of the need to account for vested trips, pursuant to the transportation study conducted for Big Station Camp Boulevard, from previously approved, but un-built, developments; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the City and Developer, hereby agree as follows:

- 1. Incorporation of Recitals.** The facts stated above in the recitals are incorporated by reference herein and deemed by the Parties to be true, correct and constitute a material part of this Agreement.
- 2. Offsite Construction.** The City agrees to permit the developer to construct, or to have constructed, the "Transportation Corridor Improvements" subject to plan and permit approval by the City. Construction of the Transportation Corridor Improvements will commence and be complete to meet long-term transportation needs of the corridor as identified in the draft Neel-Schaffer Transportation Study for the corridor (Exhibit C). The developer, or its designee, will be responsible for the design of the Transportation Corridor Improvements, which design will be in accordance with the description of improvements referenced on the Exhibits and subject to approval by the City. All planning, permitting, and construction will be subject to the review and approval, if applicable, by the Tennessee Department of Transportation and Sumner County, and

will comply with the standards and requirements established by the appropriate governmental entities, where applicable. The Developers will have no responsibility for maintenance or upkeep of the Transportation Corridor Improvements except as may otherwise be lawfully enacted and after acceptance of the off-site improvements by the City.

3. **Payment of Pro-Rata Share Assessment Amount.** In connection with the Developers construction of the Transportation Corridor Improvements and as a condition and requirement for receiving certificates of occupancy for the apartment units for the Project, the Developers shall pay to the City a pro-rata share obligation, hereinafter the "Pro-Rata Share Payment." The "Pro-Rata Share Payment" shall be an amount determined and calculated pursuant to the assessment prepared by Neel-Schaffer, City's consulting engineers, for the Big Station Camp Boulevard Corridor Transportation Study consistent with Article 13, Section 13.06, Subsection 13.06.010 E. of the Gallatin Zoning Ordinance as amended from time to time, and a current Development Traffic Impact Analysis/Study ("TIA/S") prepared for Revere Apartments. The total payment shall not exceed \$2108 per P.M. peak hour trip for the project or \$552,254. The developer shall be entitled to receive transportation corridor improvement credits for constructing any of the following listed improvements in conjunction with the development provided the credited improvements are completed, acceptable to the City, prior to obtaining a certificate of occupancy for first building in the development.

Installation of a pedestrian signal at Big Station Camp Boulevard at the greenway crossing -\$50,000

Improvement #4 Construct a Northbound Right-turn lane on Big Station Camp Boulevard to Road 'A'(with 200 ft storage) -\$245,000

Southbound Left turn lane on Big Station Camp Boulevard to Road 'A' - \$110,000

Any improvements not constructed with the development shall require payment of the balance of the estimated cost of the required minimum pro-rata share.

4. **Developer's Payment.**

- A. To the extent applicable, to guarantee payment of its pro-rata share, the Developers herewith agree to pay a Deposit to the City in the form of cash or a certified check payable to the City of Gallatin in an amount of \$147,254, except as otherwise provided in this Agreement. Upon the City's receipt of the payment from the Developer, the funds shall become the property of the City. This payment must be deposited with the City in increments as follows:

_____. If the developer fails to initiate and complete the required off-site improvements prior to requesting a certificate of occupancy for the first building then the total pro-rata share shall be payable to the City prior to issuing any certificate of occupancy.

- B. Any improvements for which the developer requests credits for off-site improvements must be substantially completed prior to receiving a certificate of occupancy for any building on the development site. To the extent Developer fails to construct any of the agreed

improvements set forth herein, the cash payment required of Developer shall increase by the amount of the credit assigned to such improvement referenced herein and such payment must be made to the City by cash or certified check prior to receiving certificates of occupancy for the development site, as outlined in this Agreement.

C. To the extent applicable, the City shall not recalculate the Transportation Corridor Improvements costs and shall not make adjustments. Said amount shall be a set and established amount not to be revised regardless of the cost of the actual improvements, at the time of the bid award for the off-site improvements. No additional developer contributions for the project shall be required upon payment of the pro-rata fee.

5. **Vested Rights in Project Traffic.** The City agrees that by paying the Pro-rata Share Payment, and by receiving a Building Permit and constructing the off-site improvements for the Development, the Developers will be deemed to have satisfied the City's Transportation Pro-rata share requirements for the Development and that the Development shall be fully vested for purposes of complying with Section 13.06.010 E. of the Gallatin Zoning Ordinance and with the Zoning with Preliminary Master Development Plan and Final Master Development Plan for Revere Apartments except to the extent that the transportation corridor impacts related to the Big Station Camp Boulevard Project have not been completed and the pro-rata share payment has not been paid or otherwise accounted.
6. **Application of Agreement Limited to the Development.** Nothing herein is intended to bind the City in allocating any additional trip capacity provided by the construction of the Transportation Corridor Improvements beyond that provided to the Development in connection with the Pro-rata Share Payment or to require the City to declare any other project as a transportation corridor improvement. The City expressly reserves the right to determine and allocate available excess capacity for all future developments within its jurisdiction and other jurisdictions that impact the Transportation Corridor Improvement Projects.
7. **Breach of Pro-rata Share Agreement.** If the Developer upon proper notice fails to make timely payment of the pro-rata costs or to design and construct the improvements for which the developer is requesting credits, then the Developer shall be deemed to be "Not in Good Standing" and shall be in breach of this Agreement. Upon a breach, the City shall determine the number of trips paid for under the adjusted calculation. The City shall not issue certificates of occupancy for the Development until the adjusted cost of the trips allocated to that portion of the Development have been paid by the Developer and received by the City.
8. **Miscellaneous.**
 - A. **Venue and Choice of Law.** In the event of litigation regarding the terms of this Agreement or documents executed as a result of this Agreement, venue of the action shall be in Sumner County and Tennessee law shall apply. Trial shall be nonjury for any issues subject to trial.
 - B. **Waiver.** The waiver by a party of any terms or conditions of this Agreement or any breach hereof shall not constitute a waiver of any other term or condition or any subsequent breach of this Agreement.
 - C. **Successors.** This Agreement shall be binding on the Parties thereto, their heirs, administrators, executors, successors in interest and assigns.

- D. Construction of Contract.** The Parties hereto agree that they have all participated in the drafting of this Agreement, including the calculations on Exhibits 'C' for the proposed Big Station Camp Boulevard Transportation Corridor Improvements. Therefore, the presumption that any ambiguity or vagueness in the construction of this Agreement shall be construed against the drafter shall not apply. The terms and provisions of the Agreement shall be applied equally to each party and the interpretation of the Agreement shall be guided by the express intent of the Parties and the Land Development Code as determined by the overall effect of the provisions herein.
- E. Amendments.** Amendment to this Agreement shall not be effective unless in writing and signed by all record title property owners of the land for which the amendment is to be applied (but excluding the record title property owners for land that is unaffected by the amendment), and the City.
- F. Conflicts.** Developers agree to be bound by all City codes and ordinances that are not in conflict with the provisions of this Agreement.
- G. Recording.** Developer shall record a copy of this Agreement, at its sole cost and expense, with the Register's Office of Sumner County, Tennessee.
- H. Binding Nature and Covenants Running With the Land.** The provisions of this Agreement shall be binding upon the Parties hereto, and upon all successors in interest in the subject real property. And further, the provisions of this Agreement shall constitute covenants running with the land applicable to all of the subject real property comprising the referenced Development.
- I. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument. The delivery by facsimile of an executed copy of this Agreement shall be deemed valid as if an original signature was delivered.
- J. Entire Agreement.** This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties. If any other provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have agreed as set forth above.

CITY OF GALLATIN, TENNESSEE

GROSS BUILDERS

BY: _____
Paige Brown, Mayor

BY: _____

ITS: _____

ATTEST:

Connie Kittrell, City Recorder

Exhibit 'A' – Approved Preliminary Master Development Plan and Final Master Development Plan for
Revere Apartments

Exhibit 'B' – Traffic Impact Study for Franklin Property, April 23, 2014

Exhibit 'C' – Transportation Corridor Improvements Listing

DRAFT

EXHIBIT A

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.

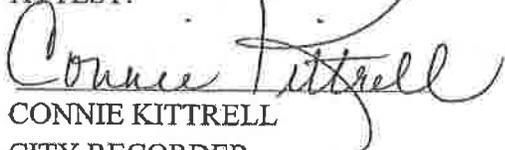
Section 5. This ordinance shall become effective immediately upon adoption.

PASSED FIRST READING: March 3, 2015.

PASSED SECOND READING: April 21, 2015.


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 be accessed only to/from the proposed Jenkins Lane Extension.
3. Provide greenway crossing on Big Station Camp Boulevard satisfactory to the Engineering Division.

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING THE FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS, FOR THE CONSTRUCTION OF 444 MULTI-FAMILY UNITS, ON A PROPOSED 31.34 (+/-) ACRE PARCEL, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS BOULEVARD (HIGHWAY 386). (8-799-15)

WHEREAS, The applicant has submitted an application for approval of a Final Master Development Plan consistent with Section 12.02.030 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Master Development Plan submitted by the applicant, Ragan Smith, at its regular meeting on September 28, 2015, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the Final Master Development Plan application, materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during the meeting, and

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. §13-3-104; §13-4-103; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.020 and §12.02.030:

1. The Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.
2. The Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the Preliminary Master Development Plan for Hidden Creek – Gross Builders (PC0284-14) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the MU zoning district and Preliminary Master Development Plan.
3. The Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action –The Planning Commission hereby approves Resolution 2015-100, the Final Master Development Plan for Revere Apartments (formerly known as Belden Reserve at Hidden Creek), consisting of a 31 sheet plan prepared by Ragan Smith of Nashville, TN with Job No. 04-046, dated June 24, 2015 with final revision date of July 16, 2015, and a one (1) sheet photometric plan prepared by Parson Engineering, Inc. of Nashville, TN, dated June 26, 2015 with following conditions:

1. The applicant shall pay a fair-share (pro-rata) payment for transportation improvements in the Big Station Camp Boulevard corridor not to exceed \$552,254 prior to obtaining any building permits. The applicant shall be eligible for credits for eligible transportation improvements in the corridor and the total fair-share (pro-rata) contribution will be reduced by the value of the credited improvements as determined by the City Engineer.
2. Plat the property including the street extension prior to obtaining and building Certificate of Occupancy.
3. Provide pedestrian connections from the interior sidewalk network to the Greenway Trail.
4. Provide a public access easement encompassing the Greenway Trail area and sufficient area for maintenance of the trail.
5. Remove HVAC units from within the 20 foot wide sanitary sewer easement between Units #17, and #18, and the landscape buffer adjacent to Unit #14.
6. Separate construction plans shall be submitted for all public infrastructure and proposed right-of-way(s).
7. Show phasing lines and proposed construction schedule if construction is to be phased. (Notably grading schedule unless entire site is to be mass graded.)
8. Proposed street trees shall not impede intersection sight distance or stormwater infrastructure.
9. Grading along the proposed greenway appears to have slopes that may require handrails for pedestrians and/or retaining walls to prevent disturbance in the buffer area(s) or interfere with nearby buildings, right-of-way, or other improvements.
10. Trees proposed within grass strip shall be limited to those not expected to grow in such manor to damage sidewalks, streets, curbing, drainage infrastructure, or any other public infrastructure. Neither shall they grow to diameters large enough to impede sight distance.
11. The street tree detail shown indicates a mulch bed greater than the grass strip proposed. Increase the proposed grass strip to provide sufficient space for mulching and add a root barrier to the detail or relocate trees behind the sidewalk.
12. Provide additional erosion prevention and sediment control (EPSC) intermediate sheets. Complete EPSC plans may be submitted with construction plans.
13. Revise stormwater calculations and report(s) to include spread data, and bypass flows for all structures in public right-of way(s).
14. A stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
15. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
16. Submit three (3) corrected folded copies of the Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE: 5

NAY: 0

DATED: 9/28/15



Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



SUSAN HIGH-MCAULEY
City Attorney

EXHIBIT B

TRAFFIC IMPACT STUDY

for

FRANKLIN PROPERTY

City of Gallatin, Tennessee

April 23, 2014

PC0284-14

Prepared for:

GROSS BUILDERS
2620 New Salem Highway
Murfreesboro, Tennessee 37128
(615) 849-3233

Prepared by:

RAGAN-SMITH-ASSOCIATES, INC.
315 Woodland Street, P.O. Box 60070
Nashville, Tennessee 37206-0070
(615) 244-8591



04-046 / 9835



TABLE 4A
Recommended Intersection Improvements
Design Year (2020)

No.	Intersection	Recommended Improvement	Level-of-Service (Avg Delay-sec)				Estimated Cost for Improvement	Comment
			w/ out improvement		w/ improvement			
			AM Peak	PM Peak	AM Peak	PM Peak		
1	SR 386 Northbound Ramps @ Big Station Camp Blvd	Install Traffic Signal	F (92 sec)	F (280 sec)	C (22 sec)	C (34 sec)	\$150,000	Install traffic signal with protected / permitted left turn phase for southbound left turn movement. No proposed geometric improvements needed at this time.
2	Bison Trail @ Big Station Camp Blvd	Install Traffic Signal	F (484 sec)	F (351 sec)	C (20 sec)	B (18 sec)	\$200,000	Install traffic signal with protected / permitted left turn phases for all left turn movements. No proposed geometric improvements needed at this time.
3	Long Hollow Pike @ Big Station Camp Blvd	Install Traffic Signal. Install northbound left turn lane with 300 ft storage.	C (17 sec)	F (105 sec)	C (24 sec)	C (22 sec)	\$587,000	Install traffic signal with protected / permitted left turn phases for northbound and westbound left turn movements. Recommend installing northbound left turn lane and reassigning northbound approach from shared Left/Thru, Right to Left, Thru & Right.
Estimated Total Cost of Improvements for 2020:							\$937,000	

**Since the Engineer has no control over the cost of labor, materials, equipment or services furnished by the contractor, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, or over inflation between the time this opinion of cost was prepared and the time the project is awarded for construction, Neel-Schaffer, Inc. cannot and does not guarantee that proposals, bids or actual construction costs will not vary from our opinion or estimate of construction costs. This cost estimate is intended for the use of the client only as an order of magnitude planning tool. Estimate not indexed for inflation.*



TABLE 4B
Recommended Intersection Improvements
Design Year (2025)

No.	Intersection	Recommended Improvement	Level-of-Service (Avg Delay-sec)				Estimated Cost for Improvement	Comment
			w/out improvement		w/ improvement			
			AM Peak	PM Peak	AM Peak	PM Peak		
1	Kennesaw Blvd Ext @ Big Station Camp Blvd	Install Traffic Signal	E (40 sec)	F (690 sec)	B (14 sec)	B (19 sec)	\$200,000	Install traffic signal with protected / permitted left turn phase for southbound left turn. Modeled intersection includes southbound and westbound left turn lanes and a northbound right turn lane, all with 175 ft storage. Potential candidate for roundabout, instead of traffic signal.
2	SR 386 Northbound Ramps @ Big Station Camp Blvd	Install eastbound left turn lane on off ramp with 350 ft storage. Install northbound right turn lane with 300 ft storage.	F (97 sec)	F (303 sec)	E (64 sec)	F (126 sec)	\$313,000	No proposed modifications to traffic signal installed in 2020. Additional geometric improvements cannot be made until bridge over S.R. 386 is rebuilt to accommodate dual northbound left turn lanes off S.R. 386.
3	SR 386 Southbound Ramps @ Big Station Camp Blvd	Install Traffic Signal and westbound left turn lane for off ramp with 250 ft storage. Install southbound right turn lane with 300 ft storage.	F (1604 sec)	F (1837 sec)	D (44 sec)	E (73 sec)	\$607,000	Install traffic signal with protected / permitted left turn phase for northbound left turn movement.
4	Wellington Farms / Beldien Reserve @ Big Station Camp Blvd	Install Traffic Signal. Install northbound right turn lane with 200 ft storage. Widen southbound approach to three lanes approximately 600 ft to the north to match existing three lane section in front of Station Camp Middle School. Stripe a 200 ft southbound left turn lane with the remaining storage striped as a two way left turn lane.	F (1922 sec)	F (1421 sec)	E (56 sec)	F (82 sec)	\$605,000	Install traffic signal with protected / permitted left turn phases for all left turn movements. Modeled intersection includes southbound and westbound left turn lanes and a northbound right turn lane, all with 200 ft storage. Restripe eastbound approach to a left turn lane with 150 ft or storage and a shared Thru / Right lane (existing eastbound approach approximately 24 ft wide).
5	Bison Trail @ Big Station Camp Blvd	Install dual northbound left turn lane with 300 ft of storage. Will require widening Bison Trail to allow for second receiving lane for dual left. Additional lane should at least extend to school driveway. Install eastbound right turn lane with 250 ft of storage.	F (88 sec)	E (55 sec)	D (54 sec)	D (49 sec)	\$749,000	Due to the high cost of this improvement and marginal improvement in delay, city staff should consider need for implementing this enhancement at this horizon year. Modify traffic signal.
6	Long Hollow Pike @ Big Station Camp Blvd (if not implemented in 2020 scenario)	Install Traffic Signal. Install northbound left turn lane with 300 ft. storage.	F (2808 sec)	F (3355 sec)	D (42 sec)	C (26 sec)	\$587,000	Install traffic signal with protected / permitted left turn phases for northbound and westbound left turn movements. Recommend installing northbound left turn lane and reassigning northbound approach from shared LeftThru, Right to Left, Thru & Right.
Estimated Total Cost of improvements for 2025:							\$2,474,000	
(If Long Hollow Pike @ Big Station Camp Blvd is not implemented in 2020 scenario):							\$3,061,000	

*Since the Engineer has no control over the cost of labor, materials, equipment or services furnished by the contractor, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, or over inflation between the time this opinion of cost was prepared and the time the project is awarded for construction, Neal-Schaefer, Inc. cannot and does not guarantee that proposals, bids or actual construction costs will not vary from our opinion or estimate of construction costs. This cost estimate is intended for the use of the client only as an order of magnitude planning tool. Estimate not indexed for inflation.

TABLE 4C
Recommended Intersection Improvements
Design Year (2030)

No.	Intersection	Recommended Improvement	Level-of-Service (Avg Delay-sec)						Estimated Cost for Improvement	Comment
			w/ out improvement			w/ improvement				
			AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak		
1	Big Station Camp Blvd; (S.R. 386 NB Ramps to Bison Trail)	Widen Big Station Camp Blvd from 3 lane cross section to 5 lane cross section from S.R. 386 to Bison Trail (in conjunction with SR 386 interchange modification)	F	F	C	C	C	\$3,914,000	Additional study required, reported LOS dictated by forecasted LOS of signalized intersections within corridor section.	
2	Big Station Camp Blvd interchange at S.R. 386	Rebuild Big Station Camp Blvd bridge over S.R. 386 from existing 3 lane cross section to 6 lane cross section with dual left turn lanes provided for both on ramps.	F	F	C	C	C	\$4,610,000	Additional study required, consider innovative interchange design (DD, SPU). Additional study required, reported LOS dictated by forecasted LOS of signalized intersections within corridor section.	
3	Nashville Pike @ Big Station Camp Blvd	Install northbound right turn lane with 200 ft storage and westbound right turn lane with 500 ft storage.	F (87 sec)	F (108 sec)	D (47 sec)	D (52 sec)	D	\$546,000	Modify existing traffic signal to include right-turn overlaps for northbound and westbound right turn lanes.	
4	SR 386 Northbound Ramps @ Big Station Camp Blvd	Install dual eastbound left turn lanes on off ramp with 500 ft storage. Install dual southbound left turn lanes with 400 ft storage. Install second thru lane for northbound approach with 450 ft storage (not to extend past existing railroad bridge).	F (111 sec)	F (217 sec)	C (28 sec)	D (50 sec)	D	-	Recommended improvements will require interchange modification. Improvements included in interchange recommendations.	
5	SR 386 Southbound Ramps @ Big Station Camp Blvd	Install dual northbound left turn lanes with 300 ft. storage	F (99 sec)	F (158 sec)	C (28 sec)	D (51 sec)	D	-	Recommended improvements will require interchange modification. Improvements included in interchange recommendations.	
6	Wellington Farms / Beiden Reserve @ Big Station Camp Blvd	Modify signal heads / poles for widened 5 lane section	F (129 sec)	F (198 sec)	C (34 sec)	D (41 sec)	D	\$25,000	No additional turn lanes or storage recommended	
7	Bison Trail @ Big Station Camp Blvd	Modify signal heads / poles for widened 5 lane section on northbound approach only.	F (87 sec)	F (107 sec)	F (81 sec)	E (71 sec)	E	\$50,000	Added northbound lane will turn into a right turn only lane at this intersection (lane drop).	
8	Jenkins Ln Ext @ Big Station Camp Blvd	Install Traffic Signal.	F (788 sec)	F (780 sec)	D (43 sec)	C (24 sec)	C	\$200,000	Install traffic signal with protected / permitted left turn phase for northbound movement only. Modeled intersection requires northbound and southbound right turn lanes with 175 ft. storage and left turn lanes for all approaches with 175 ft. storage.	
9	Long Hollow Pike @ Big Station Camp Blvd	Extend northbound left turn lane storage to 500 ft. and extend eastbound right turn lane storage to 300 ft.	D (48 sec)	D (49 sec)	D (48 sec)	D (49 sec)	D	\$226,000	Does not alter LOS result but improves operational efficiency. If there are plans in the future to widen Long Hollow Pike, consider allowing dual northbound lefts by either changing the lane assignments (and signal phasing) or adding an additional northbound left turn lane. May be completed as part of earlier project	
Estimated Total Cost of improvements for 2030:								\$9,571,000		

**Since the Engineer has no control over the cost of labor, materials, equipment or services furnished by the contractor, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, or over inflation between the time this opinion of cost was prepared and the time the project is awarded for construction, Neel-Schaffer, Inc. cannot and does not guarantee that proposals, bids or actual construction costs will not vary from our opinion or estimate of construction costs. This cost estimate is intended for the use of the client only as an order of magnitude planning tool. Estimate not indexed for inflation.*

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

October 13, 2015

DEPARTMENT: Engineering/Planning

AGENDA #

SUBJECT:

Gross Builders for Revere Apartments

SUMMARY:

Discussion of approval of Pro-Rata Share Agreement with Gross Builders for Revere Apartments.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: