
**CITY OF GALLATIN
COUNCIL MEETING**

September 01, 2015

6:00 pm

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

- Call to Order – Mayor Brown
- Invocation
- Pledge of Allegiance – Councilman Camp
- Roll Call: Alexander – Brackenbury – Camp – Vice Mayor Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: August 4, 2015 City Council Meeting
- Public Recognition on Agenda-Related Items
- Mayor’s Comments

AGENDA

1. **Public Hearing Ordinance No. O1508-50** 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)**
2. **Public Hearing Ordinance No. O1508-53** An 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)**
3. **Second Reading Ordinance No. O1506-38** Ordinance approving sale and transfer of approximately 337 square feet in the South Martins Vineyard Way right of way from City of Gallatin to Thomas F. Artis and Gail R. Artis and to vacate said right of way to Thomas F. Artis and Gail R. Artis **(Councilman Overton)**
4. **Second Hearing Ordinance No. O1507-47** An ordinance of the City of Gallatin, Sumner County, Tennessee approving an amended Preliminary Master Development Plan for Foxland Crossings Phases 11 – 16 , authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date. **(Vice Mayor Hayes)**
5. **First Reading Ordinance No. O1509-54** Ordinance appropriating funds for 2015/2016 Capital Projects **(Councilman Mayberry)**
6. **Resolution No. R1508-49** Resolution adopting the City of Gallatin’s Abusive Conduct Prevention Policy, based on the Model Abusive Conduct Prevention Policy, pursuant to the Healthy Workplace Act, Tenn. Code Ann. Sections 50-1-501, *ET SEQ.* **(Councilwoman Kemp)**
7. **Resolution No. R1509-48** Resolution amending Gallatin Personnel Rules and Regulations Rule 4 Section 4-3(b) and Rule 4-4(a) relating to Pay Plan **(Councilman Camp)**
8. **Resolution No. R1509-50** Resolution approving Town Creek Greenway access at Oaks Drive **(Vice Mayor Hayes)**

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

**City of Gallatin
City Council Meeting**

August 4, 2015

The Gallatin City Council met in regular session on Tuesday, August 4, 2015 in the Dr. J. Deotha Malone Council Chambers Gallatin City Hall. Mayor Paige Brown called the meeting to order at 6:00 P.M. Councilman Ed Mayberry led the opening prayer and Councilwoman Julie Brackenbury 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
Chuck Stuart, Building Official

Rachel Nichols, Finance Director
Brad Simpson, Engineering Dept.
Don Bandy, Police Chief
Bill McCord, City Planner
Lori Smiley, IT Director
David Gregory, Public Utilities Dir.

Approval of Minutes

Mayor Brown presented the July 7, 2015 City Council Minutes for approval. Councilman Overton made motion to approve; Councilwoman Brackenbury seconded. Motion carried with 5 ayes, 0 nays and Councilwoman Kemp abstained.

Public Recognition on Agenda Related Items

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

Mayor's Comments

- Mayor recognized the Gallatin Police Department for their National Night Out Against Crime event
- The Nashville Salute's Program is this weekend at Volunteer State from 9:00 A.M. to 3:00 P.M.
- Mayor announced that it's back to school time

Agenda

1. Ordinance #O1507-44 - Public Hearing

Vice Mayor Hayes presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning an approximate 3.01 (+/-) acre lot, from Agricultural Residential District (A) to Residential 40 - Low Density Residential District (R40), located at 275 Saint Blaise Road; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date.

Mayor Brown opened the public hearing. With no one wishing to speak Mayor closed the public hearing.

2. Ordinance #O1507-45 - Second Reading

Councilman Overton presented this ordinance appropriating 2015 Water Sewer Revenue Bond in the amount of \$5,000,000.

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

3. Ordinance #O1507-46- Second Reading

Councilman Camp presented this ordinance appropriating funds for 2014/2015 carry-over capital projects.

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

4. Ordinance #O1507-47 – First Reading

Vice Mayor Hayes presented this ordinance of the City of Gallatin, Sumner County, Tennessee approving an amended Preliminary Master Development Plan for Foxland Crossings Phases 11-16, authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date.

Vice Mayor Hayes made motion to approve; Councilman Mayberry seconded. Motion carried with 6 ayes and 0 nays.

5. Ordinance #O1507-48 – First Reading

Councilman Overton presented this ordinance appropriating funds for completion of infrastructure improvements in Bakers Crossing, Phase 1.

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

6. Ordinance #O1508-49 – First Reading

Vice Mayor Hayes presented this ordinance to amend the City of Gallatin, Tennessee Municipal Code, Chapter 18, Stormwater.

Councilman Mayberry requested this ordinance be put on the next work session agenda for more discussion.

Vice Mayor Hayes made motion to approve; Councilwoman Brackenbury seconded. Motion carried with 6 ayes and 0 nays.

7. Ordinance #O1508-51 – First Reading

Councilwoman Brackenbury presented this ordinance to amend the City of Gallatin, Tennessee Municipal Code, Sec. 10-100(4), Table A, Noise Standards.

Councilwoman Brackenbury made motion to approve; Vice Mayor Hayes seconded.

Councilman Mayberry made motion to modify the amended decibel level to 55; Councilman Camp seconded.

Councilman John D. Alexander entered meeting at this time.

There was much discussion.

Mayor Brown called for the vote on the amendment. Motion carried with 6 ayes and Councilman Overton voted nay.

Mayor Brown called for vote on the original motion. Motion carried with 6 ayes and Councilman Overton voted nay.

8. Resolution #R1508-42

Councilman Camp presented this resolution authorizing the City of Gallatin to participate in the TML Risk Management Pool "Safety Partners" Loss Control Matching Grant Program.

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

9. Resolution #R1508-43

Councilman Mayberry presented this resolution establishing an exception to the City's Refund Policy for incorrect payments for solid waste, garbage or refuse services, establishing a reimbursement procedure and establishing a deadline to file a claim for reimbursement.

City Attorney Susan High-McAuley presented bullet points on the process and policy.

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

10. Resolution #R1508-44

Councilman Alexander presented this resolution awarding health insurance contract for the City of Gallatin.

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

11. Resolution #R1508-45

Councilwoman Brackenbury presented this resolution amending Gallatin Personnel Rules and Regulations relating to department head recruitment.

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

12. Resolution #R1508-46

Councilman Mayberry presented this resolution amending Gallatin Personnel Rules and Regulations relating to holiday and vacation leave.

Councilman Mayberry made motion to approve; Vice Mayor Hayes seconded.

Councilman Overton asked to amend the floating holidays from being used within 30 days; to be used anytime employee wants.

There was much discussion.

Councilman Mayberry asked if they could vote on resolution and discuss the floating holiday at next week's meeting.

Councilman Overton withdrew his motion.

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

Other Business

- Councilman Overton announced the Chamber of Commerce is having their dinner at Triple Creek Park at 5:30 P.M. and invited Council to attend.
- Councilman Overton also asked that the Time / Attendance be on the agenda at the next Committee meeting.
- **Ordinance #O1508-52**

Mayor Brown presented an ordinance appropriating money for a Special Census. Mayor stated the City is requesting \$75,000 to execute the census internally and to get the census certified by the State to start realizing the revenue by 2016.

There was much discussion

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

- Councilman Alexander asked about the process when the City cleans a resident's property.

City Attorney Susan High-McAuley stated she would have to research before giving an answer.

Public Works Director Zach Wilkinson stated when his department receives the complaint they determine an estimate of the cost, do the work and then send a bill.

Public Recognition on Non-Agenda Related Items

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

- Joe Debord of 1007 Hart Street addressed Council with concerns:
 - Cost of trash
 - Liability for dumps
 - Recycle more.
 - Assistance from County on sidewalks

Adjourn

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

Mayor Brown adjourned the meeting at 6:49 P.M.

Mayor Paige Brown

City Recorder Connie Kittrell

PUBLIC HEARING: SEPT. 1, 2015

2ND READING: SEPT. 15, 2015

ORDINANCE NO. O1508-50

ORDINANCE AMENDING 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.

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of these amendments in GMRPC Resolution 2015-83 attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendments pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance and Tennessee Code Annotated Section 13-7-203;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Article 13.00, Performance and Design Standards, of the Zoning Ordinance of Gallatin, Tennessee is hereby amended by deleting Section 13.02.020 Performance Standards Regulating Noise in its entirety and replacing it with the following:

Section 13.02.020 Performance Standards Regulating Noise

A. *Refer to Chapter 10, Article IV, Noise*, Gallatin Municipal Code*

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that the Gallatin City Council hereby concurs with the recommendation of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A; and

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

PASSED FIRST READING: August 18, 2015.

PASSED SECOND READING:

ATTEST:

MAYOR PAIGE BROWN

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

AUGUST 11, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 3

SUBJECT:

Ordinance #O1508-50 amending 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. (PC File #3-720-15)

SUMMARY:

The City of Gallatin is requesting approval of an amendment to the Gallatin Zoning Ordinance, Article 13.00, Performance and Design Standards, Section 13.02.020 Performance Standards Regulating Noise to establish new standards regulating the decibel levels permitted throughout the days of the week and establishing a standard for how sound levels are measured. By adopting the the proposed Zoning Ordinance amendment, the Zoning Code standard will be the same standard, by reference, as adopted by City Council in the Code of Ordinances.

On July 27, 2015 the Gallatin Municipal-Regional Planning Commission approved GMRPC Resolution 2015-83 recommending approval of Ordinance #O1508-50.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

PUBLIC HEARING: SEPT. 1, 2015
2ND READING: SEPT. 15, 2015

ORDINANCE NO. O1508-53

**AN 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.**

WHEREAS, the owner of property has submitted a complete application for the Dunlap Junction Phase 1 Preliminary Master Development Plan on one (1) parcel totaling 1.42 (+/-) acres located in the City of Gallatin, Tennessee; and

WHEREAS, the property is located at 604 Long Hollow Pike, between Long Hollow Pike and Red River Road and is zoned Planned Neighborhood Commercial (PNC); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the Dunlap Junction Phase 1 Preliminary Master Development Plan in GMRPC Resolution No. 2015-99; 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 provisions or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

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

PASSED FIRST READING: August 18, 2015.

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 Dunlap Junction Phase 1, consists of a one (1) sheet plan prepared by Bruce Rainey and Associates of Hendersonville, TN with Project Number 150061, dated June 22, 2015 with a final revision date of July 16, 2015, and Architectural Elevations, consisting of one (1) sheet, prepared by Matchett and Associates Architects of Gallatin, TN with Project Number 1524 dated July 15, 2015, with the following conditions:

1. Remove 'Amended' from Title of Plan.
2. Provide a fire hydrant at this location.
3. 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**

August 11, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 4

SUBJECT:

Ordinance #O1508-53 of the City of Gallatin, Sumner County, Tennessee, approving a Preliminary Master Development Plan for Dunlap Junction Phase 1 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 #126/ Group B/Parcels 011.00).
(PC File #3-793-15)

SUMMARY:

The owner and applicant is requesting approval of a Preliminary Master Development Plan for Dunlap Junction Phase 1 to construct a 1,921 square foot restauraunt on a 1.42 (+/-) acre parcel Planned Neighborhood Commerical (PNC). The property is located a 604 Long Hollow Pike. between Long Hollow Pike and Red River Road. Food Service is a permitted uses in the Planned Neighborhood Commercial (PNC) zone district.

On July 27, 2015 the Gallatin Municipal-Regional Planning Commission recommended approval of GMRPC Resolution 2015-99. (PC File# 3-793-15)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE APPROVING SALE AND OF TRANSFER OF APPROXIMATELY 337 SQUARE FEET IN THE SOUTH MARTINS VINEYARD WAY RIGHT OF WAY FROM CITY OF GALLATIN TO THOMAS F. ARTIS AND GAIL R. ARTIS AND TO VACATE SAID RIGHT OF WAY TO THOMAS F. ARTIS AND GAIL R. ARTIS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that the sale and transfer of approximately 337 square feet in the South Martins Vineyard Way Right of Way from the City of Gallatin, Tennessee to Thomas F. Artis and Gail R. Artis for the sum of Five Hundred Twenty-Two and 35/100 Dollars (\$522.35) is approved, and the Mayor is authorized to sign all necessary documents to sale and transfer said property.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that because the City has determined that it no longer needs certain right of way, that the portion of the right-of-way, as described in the attached EXHIBIT "A" is wholly vacated and shall no longer be a part of the street and alley systems of the City of Gallatin and shall be transferred to Thomas F. Artis and Gail R. Artis, and the Mayor is authorized to sign all necessary documents necessary to vacate the right of way.

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

PASSED FIRST READING: August 18, 2015.

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

LINE	BEARING	DISTANCE
L1	S 38°46'46" E	33.49
L2	S 52°26'46" W	20.14
L3	N 07°26'08" W	38.71

NASHVILLE
PIKE

TOTAL AREA. - 337 S.F.±

ZONED MRO
MARK B. GROFF ET UX
MAP 125M, GP. "B", PARCEL 3.01
R.B. 1515, PG. 509, R.O.S.C., TN

ZONED MRO
GLZ NASHVILLE PIKE I, LP
MAP 125M, GP. "B", PARCEL 004.00
R.B. 3038, PG. 108, R.O.S.C., TN

ZONED R20
THOMAS F. & GAIL R. ARTIS
MAP 125M, GP. "C", PARCEL 1.00
R.B. 4020, PG. 703, R.O.S.C., TN

ZONED R20
JEFFREY P. & DONNA S. GOOCH
MAP 125M, GP. "B", PARCEL 13.00
R.B. 601, PG. 635, R.O.S.C., TN

SOUTH MARTIN
VINEYARD WAY
(R.O.W. VARIES)



EXHIBIT 'A'

DATE : AUGUST 4, 2015 REV. : 08/06/15

SCALE : 1" = 50'

PREPARED BY :



LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1487

Legal Description
City to Artis

Land in Sumner County, Tennessee and being a small area to be added to Lot 1 of Martins Vineyard Section 2 of record in Plat Book 25, page 169 R.O.S.C.,Tn. described as follows:

Beginning at a point on the easterly margin of South Martin Vineyard Way, said point of beginning being the Southwest corner of this tract and also being in the westerly line of the said Lot 1 of Martins Vineyard Section 2; thence with the margin of South Martin Vineyard Way N07°26'08"W 38.71' to a point in the westerly line of said Lot 1 thence with the westerly lines of said Lot 1 S38°46'46"E 33.49' to a point; thence S52°26'46"W 20.14' to the point of beginning, containing 337 square feet more or less.

Being part of the same property conveyed to the City of Gallatin by deed of record in Record Book 2775, page 222 Register's Office of Sumner County, Tennessee.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

May 26, 2015

DEPARTMENT: Engineering

AGENDA # 4

SUBJECT:

Citizen Request to Acquire Excess Land

SUMMARY:

UPDATE: Mr. Artis has expressed his approval to move forward at the price of \$523.90. This amount was arrived at by using the sale price and assessed value of Mr. Artis' lot and using that to get a square footage price of \$1.55. An Ordinance will be presented at the meeting to abandon the ROW to Mr. Artis in consideration of that amount.

May 12, 2015 Bluesheet: In 2007 the City purchased 15,535 square feet of property located on Nashville Pike for \$100,000 to construct the South Niagra Way roadway, which has since been renamed as South Martins Vineyard Way. See exhibit A showing the property purchased. Recently Tom Artis, the property owner of 1162 Blackshear Drive, has contacted the Engineering Division requesting to obtain a small portion of South Martins Vineyard Right-of--Way that would "square off" his lot, which is approximately 338 square feet. See exhibit B showing the property Mr. Artis is requesting to obtain. Exhibit C shows a more current aerial view of the properties. This item is being placed on the agenda for Council to approve or deny Mr. Artis' request.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, APPROVING AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND CROSSING PHASES 11 – 16, AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to amend the Foxland Crossing Phases 11-16 Preliminary Master Development Plan on two (2) parcels totaling 55.68 (+/-) acres located in the City of Gallatin, Tennessee; and

WHEREAS, the property is located west of Douglas Bend Road and south of Nashville Pike and is zoned Mixed Use (MU); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the amendment to the Foxland Crossing Phases 11-16 Preliminary Master Development Plan in GMRPC Resolution No. 2015-87; 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: August 4, 2015.

PASSED SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT 'A'

The Amended Preliminary Master Development Plan for Foxland Crossing, Phases 11-16, consists of a four (4) sheet plan prepared by Dewey and Estes Engineering of Nashville, TN with Job No. 15015, dated 5-27-14 with final revision date of 7-7-15, with the following conditions of approval:

1. Label the required Type 10 Bufferyards adjacent to Foxland Boulevard.
2. Indicate a Type 10 alternative bufferyard along the property boundary underneath the TVA powerlines, which includes no large canopy trees, only shorter flowering trees.
3. Provide, in a table, curve data that matches the legal description.
4. Provide all yard lines, setbacks, and easements for the commercial outparcels.
5. Clarify if Road 'G' between the two (2) commercial outparcels will be public or private.
6. Clearly indicate phase lines.
7. Reserve the 30-ft right-of-way cross sections and street sections as private streets and indicate this on the plans.
8. Remove the perpendicular on-street parking if street remain public streets (Parallel spaces may be permitted on public streets). Perpendicular spaces are not recommended for private streets.
9. Provide a minimum 50-ft wide public right-of-way cross-section for "Road A".
10. Realign "Road G" to allow more direct and concise traffic flow from Nashville Pike, through the proposed development southward to Foxland Boulevard. The intersection of "Road G" and "Road A" shall have as minimal spacing as possible.
11. Indicate a greenway extension through the property consistent with Exhibit 4-12 of the Gallatin on the Move 2020 Plan and a
12. Provide a stormwater runoff analysis/calculations/report(s) for the proposed development must be submitted in conjunction with the FMDP and a stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
13. Submit three (3) folded and corrected copies of the Amended Preliminary Master Development Plan after approval by City Council.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

JULY 28, 2015

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 9

SUBJECT:

Ordinance #O1507-47 of the City of Gallatin, Sumner County, Tennessee, approving an amended Preliminary Master Development Plan for Foxland Crossing Phases 11 – 16, 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 #136//Parcels 027.01 and 027.03). (PC File #3-705-15)

SUMMARY:

The owner and applicant is requesting approval of an Amended Preliminary Master Development Plan for Foxland Phases 12 and 14-16, consisting of 222 townhouse units, three (3) commercial outparcels, open space tracts, and 13 rights-of-way, on a property containing 55.68 (+/-) acres, zoned Mixed Use (MU). The property is located south of Nashville Pike and west of Douglas Bend Road. Attached and Multi-family Dwellings are permitted uses in the Mixed Use (MU) zone district.

On July 13, 2015 the Gallatin Municipal-Regional Planning Commission recommended approval of GMRPC Resolution 2015-87. (PC File# 3-705-15)

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE APPROPRIATING FUNDS FOR
2015/2016 CAPITAL PROJECTS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$2,026,700 is hereby appropriated from the general fund unassigned fund balance for the following capital expenditures and projects:

- 11041640-944-119, End of Life Network Equipment, \$80,800
- 11041640-944-62, End of Life Computer Replacements, \$115,900
- 11041640-944-95, End of Life Server/Storage Replacement, \$28,000
- 11041670-923, Paving, \$700,000
- 11041670-931-153, Airport Rd Turn Lane at Gateway Dr, \$115,000
- 11041670-931-150, St Blaise Underpass Signal, \$25,000
- 11041670-931-151, SR-174 & Belvedere Dr Turn Lane, \$25,000
- 11041670-931-152, Airport Rd and Coles Ferry Rd Intersection, \$75,000
- 11041670-934-41, Town Creek Restoration, \$100,000
- 11041670-934-42, Regional Detention Studies/Construction, \$100,000
- 11042110-888, Police vehicles and accessories, \$200,000
- 11042110-922, Police Annex, \$100,000
- 11042220-966, Turnout Gear, \$75,000
- 11043000-865, Sidewalks, \$75,000
- 11043000-868, Drainage Projects, \$125,000
- 11044200-720-130, Sumner County Museum, \$50,000
- 11044720-939, Rip Rap at Lock 4 Park, \$15,000
- 11044720-942-74, Parks Mowers, \$22,000

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

DESCRIPTION	REQUEST	MAYOR RECOMMENDED IN BUDGET	NOT IN BUDGET - in proposed bond	NOT IN BUDGET - appropriate higher priority surplus if \$2M surplus	NOT IN BUDGET - appropriate from surplus lower priority over \$2M surplus
1 EOL COMPUTER REPLACEMENTS	161,500.00	-		115,900.00	
2 EOL NETWORK EQUIPMENT	80,800.00	-		80,800.00	
3 EOL SERVER/STORAGE REPLACEMENT	28,000.00	-		28,000.00	
4 POLICE VEHICLES & ACCESSORIES	200,000.00	-		200,000.00	
5 TURNOUT GEAR (GFD)	157,500.00	-		75,000.00	
6 REPAVING (ENG)	700,000.00	-		700,000.00	
7 ROADS (ENG)	1,515,000.00	-		240,000.00	
8 DRAINAGE PROJECTS (ENG)	450,000.00	-		200,000.00	
9 SIDEWALKS (PW)	75,000.00	-		75,000.00	
10 DRAINAGE PROJECT (PW)	125,000.00	-		125,000.00	
11 SUMNER CO MUSEUM				50,000.00	
12 OTHER IMPROVEMENTS Lock 4 Rip Rap	15,000.00	-		15,000.00	
13 MOWERS (Parks)	22,000.00	-		22,000.00	
14 POLICE ANNEX	139,000.00	39,000.00		100,000.00	
VACUUM/FLOOR SCRUBBER	10,000.00	-			10,000.00
OFFICE EQUIPMENT/FURNITURE	10,000.00	-			10,000.00
FITNESS EQUIPMENT	15,000.00	-			15,000.00
BALL FIELD DRAG	15,000.00	-			15,000.00
OTHER EQUIPMENT	20,000.00	-			20,000.00
NETWORKING EQUIP	59,600.00	-			59,600.00
GEN MACHINERY & EQUIPMENT	89,000.00	-			89,000.00
SHAREPOINT IMPLEMENTATION	147,300.00	-			147,300.00
OPERATIONAL BLDGS	3,000,000.00	-	2,000,000.00		150,000.00
MUNICIPAL PARK MAINT SHED	250,000.00	-			250,000.00
OTHER BUILDINGS	35,000.00	-			
SIDEWALK GRANT		560,000.00	40,000.00		
Belvedere turn lane			140,000.00		
Airport & Coles Ferry Roads			150,000.00		
Anthony St drainage			500,000.00		
CAPPS GAP POST-CLOSURE			500,000.00		
S Water (Smith - Maple)			750,000.00		
Hattentrack			1,500,000.00		
OFFICE EQUIPMENT	15,000.00	7,500.00			
TRANSPORTATION EQUIPMENT	20,000.00	10,000.00			

TRANSPORTATION EQUIPMENT	54,000.00	20,000.00		
PLAYGROUND AT LOCK 4	30,000.00	20,000.00		
MOWERS	30,000.00	25,000.00		
INTERSECTIONS	75,000.00	50,000.00		
TRANSPORTATION EQUIPMENT	351,000.00	50,000.00		
OTHER IMPROVEMENTS PD HQ	150,000.00	150,000.00		
TRANSPORTATION EQUIPMENT	225,000.00	225,000.00		
TRANSPORTATION EQUIPMNT	230,000.00	230,000.00		
COURT SOFTWARE	1,200.00	-		
HARDWARE SOFTWARE SERVER	7,000.00	-		
GIS IMPLEMENTATION	25,000.00	-		
BUSINESS LICENSE IMPLEMENTATN	26,200.00	-		
MUNIS PARKS & REC MODULE	25,000.00	-		
OFFICE FURNITURE REPLACEMENT	1,500.00	-		
OFFICE EQUIPMENT	2,500.00	-		
TRANSPORTATION EQUIPMENT	22,000.00	-		
HARDWARE SOFTWARE SERVER	6,600.00	-		
OFFICE EQUIPMENT	5,600.00	-		
HARDWARE SOFTWARE SERVER	14,200.00	-		
TRUCK WITH UTILITY BED	30,000.00	-		
TRUCK WITH UTILITY BED	30,000.00	-		
TRANSPORTATION EQUIPMENT	30,000.00	-		
PARKING LOT REPAIRS	150,000.00	-		
COMMUNICATION EQUIPMENT	10,000.00	-		
OTHER IMPROVEMENTS	10,000.00	-		
TRANSPORTATION EQUIPMENT	6,000.00	-		
THOMPSON PLAYGROUND EQUIPMENT	15,000.00	-		
VEHICLE REPLACEMENT	26,000.00	-		
TOTAL		1,386,500.00	11,580,000.00	765,900.00

RESOLUTION ADOPTING THE CITY OF GALLATIN'S ABUSIVE CONDUCT PREVENTION POLICY, BASED ON THE MODEL ABUSIVE CONDUCT PREVENTION POLICY, PURSUANT TO THE HEALTHY WORKPLACE ACT, TENN. CODE ANN. SECTIONS 50-1-501, *ET SEQ.*

WHEREAS, the Tennessee Legislature enacted the Healthy Workplace Act of 2014 in an effort to help prevent "abusive conduct" in the workplace in the state and local governments of Tennessee and required the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) to create a model policy for state and local employers to prevent abusive conduct in the workplace; and

WHEREAS, the Healthy Workplace Act at Tenn. Code Ann. Sec. 50-1-504 provides that if a local government employer adopts the model policy created by TACIR or a policy conforming to the requirements in Tenn. Code Ann. Sec. 50-1-503(b), the local government shall be immune from suit for any employee's abusive conduct that results in negligent or intentional infliction of emotional anguish; and

WHEREAS, TACIR has now published the Model Abusive Conduct Prevention Policy for adoption and review by local governments; and

WHEREAS, the City of Gallatin is committed to a workplace free from abusive conduct and one that promotes respect, collaboration, openness, safety, and equality for all employees; and

WHEREAS, the Mayor and City Council have determined that it should establish and adopt an Abusive Conduct Prevention Policy to prevent abusive conduct from occurring in the workplace at the City of Gallatin.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE that the City of Gallatin adopts the Abusive Conduct Prevention Policy attached to this Resolution as Exhibit A.

BE IT FURTHER RESOLVED that all employees shall be provided a copy of the Abusive Conduct Prevention Policy and sign an acknowledgement of receipt of the Policy.

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**

August 25, 2015

DEPARTMENT: Human Resources

AGENDA # 2

SUBJECT:

Abusive Conduct Prevention Policy

SUMMARY:

The 108th General Assembly passed Public Chapter 997, Acts of 2014, "the Healthy Workplace Act," to address abusive conduct in government workplaces. Any government that adopts a policy that conforms to the requirements set out in Tennessee Code Annotated, Section 50-1-503(b), is immune from suit for any employee's abusive conduct that results in negligent or intentional infliction of mental anguish.

RECOMMENDATION:

Approve

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1509-48

RESOLUTION AMENDING GALLATIN PERSONNEL RULES AND REGULATIONS RULE 4 SECTION 4-3(b) AND RULE 4-4(a) RELATING TO PAY PLAN

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 4, Section 4-3(b)** is hereby amended as follows:

- (b) The minimum rate established for the class is the normal hiring rate, except in those cases where unusual circumstances (such as the inability to fill the position at the hiring rate or exceptional qualifications of an applicant) warrant employment of an employee at a higher rate in the pay range. *The department head may appoint an applicant up to step 3 of the pay schedule with approval from the Director of Human Resources. Placement of an applicant above step 4 at the time of hire will require the approval of the Director of Human Resources and the Mayor. Consideration should be given to the skills and experience of the individual being hired in relation to current placement on the schedule of current employees. The department head desiring to appoint an applicant to start at a pay rate above the minimum must submit a written justification to the Mayor for approval. Such appointments shall be made only in exceptional cases.*

BE IT FURTHER RESOLVED, that the Gallatin Personnel Rules and Regulations, **Rule 4, Section 4-4(a)** is hereby amended as follows:

- (a) When an employee is promoted to a position in a higher class: *their pay shall be increased to the minimum starting rate of the new class or increased to the step in the new class that is closest to the employee's current salary with at least a 5% increase, whichever is greater, and they shall thereafter be eligible for subsequent step increases according to Section 4-3(c) above.*

(1) *If their pay is below the minimum for the new class, their pay shall be increased to the minimum of the new class (Step 0), and they shall thereafter be eligible for subsequent step increases according to Section 4-3(c) above.*

(2) *If their pay is above the minimum of the new class, their pay shall be increased to the step in the new class that provides the smallest pay increase, and they shall thereafter be eligible for subsequent step increases according to Section 4-3(c) above.*

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**

August 25, 2015

DEPARTMENT: Human Resources

AGENDA # 3

SUBJECT:

Resolution Amending Gallatin Personnel Rules & Regulations Rule 4, Section 4-3(b) and Rule 4-4(a) relating to Pay Plan

SUMMARY:

Discuss Personnel Rules & Regulations

RECOMMENDATION:

Approve

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

RESOLUTION NO. R1509-50

**RESOLUTION APPROVING TOWN CREEK GREENWAY ACCESS
AT OAKS DRIVE**

WHEREAS, the Town Creek Greenway currently does not have an access entry at Oaks Drive, and citizens have requested an entry onto the greenway at Oaks Drive to increase the accessibility of the greenway and safety of entry onto the greenway at Oaks Drive.

WHEREAS, the City Council has considered the request to add an access entry onto the Town Creek Greenway at Oaks Drive and determined that it is in the best interest of the City of Gallatin to add an entry point at Oaks Drive.

WHEREAS, after considering the options available to the City to construct an access entry point at Oaks Drive, the City Council has determined that the City, through the Public Works Department, shall construct an eight (8) foot walkway from Oaks Drive to the Town Creek Greenway. The Public Works Department shall provide the construction labor, and the Public Works Department has existing funds in its budget to purchase the necessary materials. No parking area shall be constructed at the Oaks Drive access.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that an eight (8) foot walkway shall be constructed from Oaks Drive to the Town Creek Greenway to serve as an access entry point to the greenway to better serve the citizens and residents of Gallatin.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this resolution shall take effect upon final 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

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

August 11, 2015

DEPARTMENT: Vice Mayor Craig Hayes

AGENDA #

SUBJECT:

Town Creek Greenway Access at Oaks Drive

SUMMARY:

This item was discussed at the July 14 Council Committee Meeting at which time Council deferred action to allow Council Members time to look at the Oaks Drive area.

At the July 28 Council Committee Meeting, Council again deferred the item to allow Public Works time to investigate a less expensive option.

Residents from the area have asked that an access be built for them onto the greenway.

Attached is a list of three options provided by Zach Wilkinson, Superintendent of Public Works.

Costs are for materials. Public Works would install the access. The current Public Works budget for sidewalks would fund this work.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes: