CITY OF GALLATIN
COUNCIL MEETING
March 17, 2020  6:00 pm
Dr. J. Deotha Malone
Council Chambers

• Call to Order – Mayor Brown
• Invocation
• Pledge of Allegiance – Councilman Alexander
• Roll Call: Alexander – Vice Mayor Camp – Fann – Fennell – Hayes – Love – Overton
• Approval of Minutes: February 18, 2020 City Council Meeting
• Public Recognition on Agenda-Related Items
• Mayor’s Comments

AGENDA

1. Second Reading Ordinance No. 02O2-11 Ordinance appropriating $192,621 for a State of Tennessee Economic Development Site Development Grant (Councilman Fann)

2. Second Reading Ordinance No. 02O2-13 Ordinance appropriating $7,557.00 for Nearmap Aerial Imagery (Councilman Fennell)

3. Second Reading Ordinance No. 02O2-14 An ordinance amending building fee schedules to include gas piping fees (Vice Mayor Camp)

4. Resolution No. R2O3-17 Resolution accepting public improvements by the City of Gallatin, Tennessee, Cairo Estates, Phase 3 (Councilwoman Love)

5. Resolution No. R2O3-18 Resolution appointing Tim Hertel as board member of the Gallatin Economic Development Agency Board (Councilman Hayes)

• Other Business
• Public Recognition on Non-Agenda-Related Items
• Adjourn
The Gallatin City Council met in regular session on Tuesday, February 18, 2020 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 Jimmy Overton led the pledge of allegiance.

Present:
Mayor Paige Brown
Vice Mayor Steve Camp
Councilman John D. Alexander
Councilman Steve Fann
Councilman Shawn Fennell
Councilman Craig Hayes
Councilwoman Lynda Love
Councilman Jimmy Overton

Absent:
Zach Wilkinson, Public Works Dir.
Nick Tuttle, City Engineer
Don Bandy, Police Chief
David Gregory, Public Utilities Dir.
Victor Williams, Fire Chief
David Brown, Parks and Rec. Dir.
Lori Smiley, IT Director

Others Present
Rachel Nichols, Finance Director
Susan High-McAuley, City Attorney
Connie Flood, Human Resource Dir.
Bill McCord, City Planner
Connie Kittrell, City Recorder
Gallatin News, Reporter
Ben Harris, Life Safety Inspector
James Fenton, EDA Director

Approval of Minutes
Mayor Brown presented the February 4, 2020 City Council minutes for approval.

Councilman Overton made motion to approve; Councilwoman Love seconded. Motion carried with 7 ayes and 0 nays.
Public Recognition on Agenda Related Items

Mayor Brown opened public recognition on agenda related items and with no one wishing to speak Mayor closed the public recognition.

Mayor's Comments

- Mayor announced several upcoming events.
- Mayor Brown read and presented a Proclamation declaring February 18, 2020 Station Camp High School Bison Bells Dance Team Day in recognition of their many accomplishments and for winning the 2020 National Title.

Agenda

1. Public Hearing - Plan of Services/Progress Status Report per Tenn. Code Annotated 6-51-108 (c) as of 12/30/19

Councilman Alexander presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning a 40.38 (+/-) acres from the PBP-Planned Business Park District to the MU-Mixed Use District with a Preliminary Master Development Plan for Patriot Angels Phase 2, located at 262 and 280 Harris Lane; 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.

- Michelle Jouvence of 1335 Long Hollow Pike commented on the 2012 annexation of Long Hollow Pike. Ms. Jouvence spoke about the city being in default of providing trash service and sewer service. Ms. Jouvence also spoke about how the presentation of this report was handled.

- Jeremy Mansfield, representing Sumner County District 11 County Commission stated he has a problem with the city saying they are not in default until a court declares them in default. Mr. Mansfield spoke about constitutional law and several other issues.
City Council Minutes  
February 18, 2020

City Planner Bill McCord gave a summary of the Plan of Service status report that includes the annexations from 2008 through 2019. Mr. McCord explained the Annexations and Summary Progress Report sheet that includes all of the annexations done by ordinance and resolution.

Council discussed the not complete annexations being compliant because of no occurring substantial development.

City Attorney Susan High-McAuley stated now that the city has done the catch up report and held the public hearing the city is in compliance.

Ms. High-McAuley also stated the current law in Tennessee is to be legally in default you must be declared legally in default by a court.

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

2. Ordinance #O2001-3 – Second Reading

Councilman Overton presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning a 40.38 (+/-) acres from the PBP-Planned Business Park District to the MU-Mixed Use District with a Preliminary Master Development Plan for Patriot Angels Phase 2, located at 262 and 280 Harris Lane; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability, and providing for an effective date.

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

3. Ordinance #O2001-4 – Second Reading

Councilman Fann presented this ordinance appropriating Bonnaroo Works Grant funds in the amount of $4,500 for the painting of murals on Public Works recycling bins.

Councilman Fann made motion to approve; Councilwoman Love seconded. Motion carried with 7 ayes and 0 nays.
4. **Ordinance #O2001-5 – Second Reading**

Councilman Hayes presented this ordinance of the City of Gallatin, Sumner County, Tennessee, rezoning a 0.62 (+/-) acre portion of a parcel, from the PGC-Planned General Commercial District to the CC-Core Commercial District and approval of an Amended Preliminary Master Development Plan for Kennesaw Farms, Parcel 1, totaling 14.05 (+/-) acres, located north of Nashville Pike and west of Kennesaw Boulevard; authorizing the revision to be indicated on the Official Zoning Atlas; repealing conflicting ordinances; providing for severability and providing for an effective date.

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

5. **Ordinance #O2002-6 – Second Reading**

Councilman Fennell presented this ordinance appropriating $50,000 for Gallatin Music Festival.

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

6. **Ordinance #O2002-10 – Second Reading**

Councilwoman Love presented this ordinance appropriating funds in the amount of $3,000 for land appraisals.

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

7. **Ordinance #O2002-8 – First Reading**

Vice Mayor Camp presented this ordinance appropriating $500,000 State Grant for Miracle Park and Field Facility.

Vice Mayor Camp made motion to approve; Councilwoman Love seconded. Motion carried with 7 ayes and 0 nays.
8. **Ordinance #O2002-9 – First Reading**

Councilman Alexander presented this ordinance to vacate right-of-way on Randolph Circle located in the Vertrees Terrace Subdivision.

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

9. **Ordinance #O2002-12 – First Reading**

Councilman Overton presented this ordinance appropriating funds for the installation of traffic calming measures on Belvedere and Peninsula Drive.

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

10. **Resolution #R2001-1**

Vice Mayor Camp presented this resolution of the City of Gallatin, Sumner County, Tennessee, annexing a portion of Tax Map 134, Parcel 001.03, consisting of 3.85 (+/-) acres, located north and east of Coles Ferry Road, into the City of Gallatin, authorizing the annexed area to be indicated on the Official Zoning Atlas; authorizing the assignment of the annexed area to a council district; repealing conflicting ordinances; providing for severability; and providing for an effective date.

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

11. **Resolution #R2002-9**

Councilman Hayes presented this resolution accepting public improvements by the City of Gallatin, Tennessee Carellton, Phase 2A.

Councilman Hayes made motion to approve; Councilman Overton seconded. Motion carried with 7 ayes and 0 nays.
12. Resolution #R2002-10

Councilman Hayes presented this resolution accepting public improvements by
the City of Gallatin, Tennessee Carellton, Phase 1B.

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

13. Resolution #R2002-11

Councilman Hayes presented this resolution accepting public improvements by
the City of Gallatin, Tennessee Foxland Crossing, Phase 12A.

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

14. Resolution #R2002-12

Councilman Fann presented this resolution authorizing the City of Gallatin to
participate in the Public Entity Partners “Safety Partners” Matching Grant
Program.

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

15. Resolution #R2002-13

Councilman Fann presented this resolution authorizing the City of Gallatin to
participate in the Public Entity Partners “Driver Safety” Matching Grant
Program.

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

16. Resolution #R2002-14

Councilman Fennell presented this resolution approving a waiver of the surety
for the Sumner County Jail expansion.
City Council Minutes
February 18, 2020

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

**Other Business**

Mayor opened other business and with no one wishing to speak Mayor closed other business.

**Public Recognition on Non-Agenda Related Items**

Mayor opened public recognition on non-agenda related items.

- Pascal Jouvence of 1335 Long Hollow Pike spoke about visiting the recycling bins this past holiday weekend and all bins were full and running over. Mr. Jouvence spoke about having problems paying his city property taxes online and apartments paying more taxes vs. single family homes.

- Frank Marchese of 589 Harris Lane spoke about the intersection at Long Hollow Pike and Harris Lane. Mr. Marchese suggested reaching out to the developer create a cul-de-sac at the end of the street. He said the cars are going faster, they continue to turn left and it’s a dangerous situation.

- Sheila Middleton of 344 Paradise Street shared an incident that occurred on February 14, 2020 at her church. Ms. Middleton stated a Gallatin Police officer pulled up into the church parking lot, got out of their car and looked around her car and tried to open the doors to her car. She said she didn’t understand the officers’ actions and felt the officer should have more respect for church property.

  Ms. Middleton commented on Gallatin leaders that are people of honor. She said the church does not want this officer back on the church property.

  Mayor asked Ms. Middleton to speak with Police Chief Bandy about this incident.

With no one else wishing to speak Mayor closed public recognition on non-agenda related items.
City Council Minutes
February 18, 2020

Adjourn

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

Mayor Brown adjourned the meeting at 6:59 P.M.

Mayor Paige Brown

City Recorder Connie Kittrell
ORDINANCE NO. O2002-11

ORDINANCE APPROPRIATING $192,621 FOR A STATE OF TENNESSEE ECONOMIC DEVELOPMENT SITE DEVELOPMENT GRANT

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of $192,621 is hereby appropriated to account #11047200-912-248 for an EDA Site Development Grant with $96,310 coming from account #110-33490-248, State Economic Development grant, and with $96,311 coming from the EDA designated fund balance, account #110-27400;

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 SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY
DEPARTMENT: Economic Development

SUBJECT: Site Development Grant Appropriation

SUMMARY: The Gallatin Economic Development Agency has been awarded a Site Development Grant from the Tennessee Department of Economic & Community Development for a regional detention pond in Industrial Center Phase 2. The grant amount is $192,621.00, with 50% paid in reimbursements by the state and 50% paid from the EDA's reserve committed account. This ordinance appropriates the funding for the grant.

RECOMMENDATION:

ATTACHMENT:

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

Approved ☒ Rejected ☐ Deferred ☐

Notes:
ORDINANCE NO. 02002-13

ORDINANCE APPROPRIATING $7,557.00 FOR NEARMAP AERIAL IMAGERY

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of $7,557.00 is hereby appropriated from the undesignated balance of the General Fund to the Information Technology Department account #11041640-250-165 to purchase an annual subscription for Aerial Imagery products.

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 SECOND READING:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY
AN ORDINANCE AMENDING BUILDING FEE SCHEDULES TO INCLUDE GAS PIPING FEES

WHEREAS, the City of Gallatin provides certain services and incurs certain costs with the development and maintenance of property within the City, including the cost of permit preparation and administration, plan review, inspections and other services; and

WHEREAS, it is necessary and appropriate that the fees associated with these services should adequately reflect the costs and, thus, these fees must be periodically adjusted; and

WHEREAS, the Building Codes Department has added the responsibilities for permitting and inspecting gas piping,

THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the amended Permit Fee Schedules attached to this ordinance as exhibit ‘A’ are hereby adopted.

BE IT FURTHER ORDAINED, that this ordinance shall take effect on April 1, 2020, the public welfare requiring such.


PASSED SECOND READING:

__________________________
MAYOR PAIGE BROWN

ATTEST:

__________________________
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

__________________________
SUSAN HIGH-MCAULEY
CITY ATTORNEY
**GAS PIPING PERMIT FEES (Structures only)**

**Residential**

<table>
<thead>
<tr>
<th>Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>$0.08 per sq ft under beam*</td>
</tr>
<tr>
<td>Remodel or Change-out</td>
<td>$50.00 per inspection required</td>
</tr>
<tr>
<td>Re-inspection Fee</td>
<td>$85.00 per occurrence after the 1st one</td>
</tr>
</tbody>
</table>

* Includes rough-in, pressure test, and final

**Commercial/Industrial**

<table>
<thead>
<tr>
<th>Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>$0.10 per sq ft under beam</td>
</tr>
<tr>
<td>Remodel or Change-out</td>
<td>$60.00 per inspection required</td>
</tr>
<tr>
<td>Re-Inspection Fee</td>
<td>$85.00 per occurrence after the 1st one</td>
</tr>
</tbody>
</table>

* Includes rough-in, pressure test, and final

- All permits, including re-inspections, will incur a $15.00 administrative fee.
- All permit fees include initial inspection and one (1) re-inspection at no additional charge.
- Minimum permit fee will be $50.00, except on pool permits.

Effective January 1, 2019; updated 2/13/2020
DEPARTMENT: Building Codes

SUBJECT:
Amend fee schedule to include gas piping fees.

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

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

Approved ☑️
Rejected ☑️
Deferred 

Notes:
RESOLUTION NO. R2003-17

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF GALLATIN, TENNESSEE, CAIRO ESTATES, PHASE 3

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Cairo Estates, Phase 3; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in Cairo Estates, Phase 3 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 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, rights-of-way, public easements, and public utility improvements, as described in Cairo Estates, Phase 3, Plat Book 30, Page(s) 186, recorded on September 28, 2017 in the Register’s Office for Sumner County, 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

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY
DEPARTMENT: Engineering

AGENDA # 2

SUBJECT:
Resolution Accepting Public Improvements for Cairo Estates, Phase 3

SUMMARY:
The Planning Commission approved the GMRPC Resolution on February 25, 2020, to accept the public improvements for Cairo Estates, Phase 3.

RECOMMENDATION:

ATTACHMENT:

Resolution
Ordinance

Correspondence
Contract

Bid Tabulation

Other

Approved
Rejected
Deferred

Notes:
RESOLUTION NO: R2003-18

RESOLUTION APPOINTING TIM HERTEL AS BOARD MEMBER OF THE GALLATIN ECONOMIC DEVELOPMENT AGENCY BOARD

WHEREAS, Ordinance O9903-024 created an Economic Development Agency for the City of Gallatin, Tennessee; and

WHEREAS, Ordinance O912-89 provided for five Board members to serve three year terms, with staggered terms such that no more than two Board members’ terms would expire in the same calendar year; and

WHEREAS, Dr. Sheila Parson currently serves on the Board of the Economic Development Agency with her term expiring in May, 2021;

WHEREAS, Dr. Parson resigned in December, 2019;

WHEREAS, the Board of the Economic Development Agency has recommended Tim Hertel to replace Dr. Parson;

NOW THEREFORE BE IT RESOLVED that the City Council appoint Tim Hertel to fill the remainder of Dr. Parson’s term to expire on May 4, 2021.

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

March 10, 2020

DEPARTMENT: EDA

AGENDA #

SUBJECT:
Resolution No. R2003-18 Resolution Appointing Tim Hertel as Board Member of the Gallatin Economic Development Agency Board

SUMMARY:

RECOMMENDATION:

ATTACHMENT:

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

Approved
Rejected
Deferred

Notes: