Pursuant to Governor Lee’s Executive Order No. 16 and the need to limit the community spread of COVID-19, the April 21, 2020 Gallatin City Council Meeting will be held by electronic means. The meeting will be live-streamed to protect the public health, safety and welfare of the Council and citizens of Gallatin. Instructions for public participation in the meeting are available on the City’s website.

- Call to Order – Mayor Brown
- Invocation
- Roll Call: Alexander – Vice Mayor Camp – Fann – Fennell – Hayes – Love – Overton
- Approval of Minutes: April 07, 2020 City Council Meeting
- Public Recognition on Agenda-Related Items
- Mayor’s Comments

### AGENDA

1. **Second Reading Ordinance No. O19Ø9-46** An ordinance of the City of Gallatin, Sumner County, Tennessee, amending the Code of Ordinances of the City of Gallatin, Tennessee Chapter 16 Traffic and Vehicles, by adding Article VIII, establishing the Big Station Camp Boulevard Transportation Improvement District; repealing conflicting ordinances; providing for severability; and providing for an effective date. *(Councilman Hayes)*

2. **Resolution No. R2Ø4-20** Resolution accepting public improvements by the City of Gallatin, Tennessee, Fairway Farms, Phase 2, Section 7 and Phase 3, Section 1D *(Councilman Overton)*

3. **Resolution No. R2Ø4-21** Resolution accepting public improvements by the City of Gallatin, Tennessee Foxland, Phase 8 *(Councilman Hayes)*

- Other Business
- Public Recognition on Non-Agenda-Related Items
- Adjourn
The Gallatin City Council met electronically as allowed by State of Tennessee Executive Order #16 on Tuesday, April 7, 2020. Mayor Paige Brown called the meeting to order at 6:08 P.M.

Councilman Overton made motion to approve the electronic meeting; Councilman Alexander seconded.

Mayor called for a roll call vote by City Recorder Connie Kittrell.

Vice Mayor Camp   Aye
Councilman Alexander  Aye
Councilman Fann   Aye
Councilman Fennell  Aye
Councilman Hayes   Aye
Councilwoman Love  Aye
Councilman Overton  Aye

Motion carried with 7 ayes and 0 nays.

Councilman John D. Alexander led the opening prayer.

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

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:
Others Present

Rachel Nichols, Finance Director    Nick Tuttle, City Engineer
Susan High-McAuley, City Attorney    Lori Smiley, IT Director
Don Bandy, Police Chief    Bill McCord, City Planner
Chuck Stuart, Building Codes Official    Connie Kittrell, City Recorder
Victor Williams, Fire Chief    Zach Wilkinson, Public Works Dir.
Connie Flood, HR Director

Approval of Minutes

Mayor Brown presented the March 3, 2020 and March 17, 2020 City Council minutes for approval.

Councilman Alexander made motion to approve; Councilman Hayes seconded.

Mayor called for a roll call vote by City Recorder Connie Kittrell.

Vice Mayor Camp    Aye
Councilman Alexander    Aye
Councilman Fann    Aye
Councilman Fennell    Aye
Councilman Hayes    Aye
Councilwoman Love    Aye
Councilman Overton    Aye

Motion carried with 7 ayes and 0 nays.

Public Recognition on Agenda Related Items

- Mayor said there is no one wishing to speak.

Mayor’s Comments

- Mayor made several comments concerning the Coronavirus pandemic and extending the State of Emergency.
1. Approval of Audit Contract

Finance Director Rachel Nichols requested approval of the contract with Blankenship CPA Group, PLLC in Goodlettsville.

Councilman Hayes made motion to approve; Councilman Fennell seconded.

Mayor called for a roll call vote by City Recorder Connie Kittrell.

Vice Mayor Camp                   Aye
Councilman Alexander               Aye
Councilman Fann                    Aye
Councilman Fennell                  Aye
Councilman Hayes                    Aye
Councilwoman Love                    Aye
Councilman Overton                No Vote (Lost Audio)

Motion carried with 6 ayes and Councilman Overton was a no vote due to lost audio.

Other Business

Mayor opened other business.

- Councilman Alexander thanked all emergency workers and asked everyone to pray for encouragement.

Public Recognition on Non-Agenda Related Items

Mayor opened public recognition on non-agenda related items.

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

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

Mayor Brown adjourned the meeting at 6:23 P.M.

_________________________________  ____________________________________
Mayor Paige Brown     City Recorder Connie Kittrell
AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, AMENDING THE CODE OF ORDINANCES OF THE CITY OF GALLATIN, TENNESSEE CHAPTER 16 TRAFFIC AND VEHICLES, BY ADDING ARTICLE VIII, ESTABLISHING THE BIG STATION CAMP BOULEVARD TRANSPORTATION IMPROVEMENT DISTRICT; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, THE CITY OF GALLATIN, TENNESSEE, is a chartered Tennessee Municipality located in Sumner County, Tennessee, mailing address: Office of the Mayor of the City of Gallatin, 132 West Main Street, Gallatin, TN 37066 (the “City”); and

WHEREAS, Tennessee Code Annotated, Title 7, Chapter 32, Section 101 et. seq. authorizes municipalities to create special assessment districts by ordinance to fund public improvements, including transportation improvements; and

WHEREAS, Tennessee Code Annotated, Title 7, Chapter 32, Section 101 et. seq. authorizes qualified charted municipalities to establish improvement or assessment districts to fund public transportation improvements which will benefit property owners within the designated corridors; and

WHEREAS, the City’s Charter, Article II, Section 1 (3) and (14) authorizes the City by ordinance to establish a special improvement district to “construct, improve, reconstruct and re-improve, by opening, extending, grading, curbing, guttering, paving, widening, grading, graveling, macadamizing, draining or otherwise, any streets, highways, avenues, alleys, or other public places within the corporate limits and to assess a portion of the costs of such improvements upon the property abutting or adjacent to such streets, highways or alleys”; and

WHEREAS, the amendment to the Code of Ordinances is consistent with the recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan including goals and objectives that “require infrastructure to be in place for growth” and to “encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs”, and allow for “retrofitting and operational improvements to the City’s corridors”, and “provide adequate levels of public services and infrastructure… to further the City’s economic development opportunities”, and “to prohibit development unless adequate infrastructure is in place or can be provided by the developer”; and

WHEREAS, the City prepared the Big Station Camp Boulevard Traffic Study to identify transportation improvements needed to support future development along and in close proximity to the corridor; and

WHEREAS, the Big Station Camp Boulevard Traffic Study indicates specific improvements and associated costs for constructing the improvements needed to ensure that, upon future build-out of development in the corridor, the roadway and intersections within the corridor will operate at Level of Service ‘D’ or better; and
WHEREAS, the City intends to ensure that future traffic conditions on Big Station Camp Boulevard will operate within an acceptable level of service designated as Level of Service ‘D’ or better as identified in the Gallatin on the Move 2020 Plan; and

WHEREAS, the City has provided notice of adoption of this Ordinance and provided an opportunity for affected persons to present objections and protest of the establishment of an assessment district; and

WHEREAS, property owners affected by the proposed improvement district were notified of the City’s intent to establish such district as described in Tennessee Code Annotated, Title 7, Chapter 32, Sections 101 and 104 – 106, and notice of the public hearing on the Ordinance was published in the Gallatin News on September 19, 2019 and September 26, 2019 and the public hearing was conducted on October 15, 2019; and

WHEREAS, the City approved Resolution No. R1909-49 supporting the establishment of the Big Station Camp Boulevard Transportation Improvement District to fund transportation improvements in the Big Station Camp Boulevard corridor located in the City of Gallatin; and

WHEREAS, the creation of the Big Station Camp Boulevard Transportation Improvement District promotes the safety, health, morals and general economic welfare of the community and is consistent with the purposes of Tennessee Code Annotated, the City’s Charter, and the Gallatin on the Move 2020 Plan; and

WHEREAS, the City anticipates entering into multiple pro-rata share agreements (the "Agreements") with property owner(s) seeking to comply with the City’s Big Station Camp Boulevard Transportation Improvement District for transportation improvements to the Big Station Camp Boulevard corridor which, when implemented, will benefit property owners within the corridor and the citizens of the City; and

WHEREAS, the ordinance identifies specific transportation improvements and associated costs of the improvements and provides a process for implementing pro-rata share payments for funding improvements within the district; and

WHEREAS, the City determined that the improvements to Big Station Camp Boulevard will benefit property owners subject to these agreements and the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the City of Gallatin hereby amends Chapter 16, Gallatin Municipal Code by establishing Chapter 16, Article VIII, the “Big Station Camp Boulevard Transportation Improvement District”, as authorized by Tennessee Code Annotated, Section 7-32-101 (b), as attached hereto as Exhibits ‘A’, ‘B’, ‘C’ and ‘D’.

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: October 1, 2019.

PASSED SECOND READING:

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

MAYOR PAIGE BROWN
EXHIBIT ‘A’ of Ordinance No. O1909-46

CHAPTER 16
ARTICLE VIII

Big Station Camp Boulevard Transportation Improvement District

Section 16-220 Definitions:

Annexed Properties - means properties not within the boundaries of the City or the planning region at the time of enactment of this Ordinance. All annexed properties within one-half mile of the corridor shall also be subject to the terms of this Ordinance.

Assessed Value Basis - means in the case of this Ordinance the cost associated with one p.m. peak hour trip on the corridor. The total assessed value is equal to $2,108 (FY2019$) divided by the number of p.m. peak hour trips.

Agreement(s) - means a formal instrument whereby the beneficiary of the roadway corridor improvements consents to and participates in a pro-rata share of the cost of roadway corridor improvements.

Collegiate – means facilities and activities pertaining to Welch College campus including a chapel contained within the college campus.

Corridor - means the properties within the Big Station Camp Boulevard Transportation Improvement District identified in the Big Station Camp Transportation Study as indicated on the map in Exhibit ‘B’.

De Minimus Development - consists of new construction or additions to existing development that generates less than five (5) p.m. peak hour trips. De Minimus Development shall be exempt from having to submit an Agreement and from providing a pro-rata share contribution or assessment. Single family homes permitted within a subdivision platted prior to November 1, 2019 shall be considered as a de minimus development.

Engineering Division - shall mean the City of Gallatin Engineering Division.

Exempt Properties – shall consist of existing development in the Corridor and additions to publicly maintained facilities such as government buildings and public schools and specific improvements used for collegiate purposes related to the expansion of the Welch College campus.

Fair Basis - means assessed value or benefits received basis.

Improvements - shall include:

sidewalks, handicapped accessible ramps, curbs and gutters, drainage improvements and infrastructure, additional paved lanes including grading, sub-base and base materials, paving and
coating, striping and pavement markings, signs and signal installation, sod and landscaping, engineering and surveying, environmental mitigation and monitoring, and plan preparation and inspection or as otherwise described by Sections 7-32-101, 7-32-115(b)(2), 7-32-119 and 7-32-120, Tenn. Code Annotated.

Level of Service - means a standard measure of the operating characteristics of the roadway whereby the ratio of the roadway capacity is gauged by the capacity consumed by the volume of traffic on a roadway facility as determined by the Highway Capacity Manual.

National Highway Construction Cost Index (NHCCI) 2.0 – shall be the index maintained by the Federal Highway Administration that identifies a base construction cost for transportation improvements and identifies the increases or changes in construction costs over a period of time based on inflation rates specifically related to transportation improvements as opposed to general inflationary costs. The index base year is March, 2003 (=1.000) and the index shall be adjusted according to any updates issued and published quarterly at www.fhwa.dot.gov.

P.M. Peak Hour Trips - basis includes the total number of primary trips, less calculated pass-by trips, generated by new development as determined by individual Transportation Impact Studies (TIS) using the latest edition of the Institute of Transportation Engineers Trip Generation Manual, herein equal to a fee of $2,108 (FY 2019) per p.m. peak hour trip.

Project Trips (trips) - includes the total number of projected trips upon development of currently vacant parcels within the Corridor area which consists of 6,159 P.M. Peak Hour Trips.

Property Owner/Developer - shall mean the fee-simple owner or owners of properties or the developer of properties subject to assessment in the Corridor.

Public Facilities - for the purpose of this Ordinance, includes roads, streets, sidewalks, utility relocations, and drainage improvements and related improvements.

Surety – is a financial instrument, also known as a performance surety, described in Chapter 3, Section 3-101 of the Gallatin Subdivision Regulations, which also for purposes of this Ordinance pertains to public improvements not contained within a subdivision but conditioned on approval of a subdivision, site plan or final master development plan.

Transportation Impact Study (TIS) - is a report indicating total trip generation, using Institute of Traffic Engineers Trip Generation Manual, trip distribution and trip assignment of non-de minimus projects in the Corridor as approved by the Engineering Division.

Section 16-221. Applicability and Facility Improvements

Big Station Camp Boulevard Transportation Improvement District applies to specifically identified properties in the Corridor, except for Exempt Properties, and include includes seventeen (17) specific transportation infrastructure Improvements within the Corridor identified in Exhibits ‘B’ and ‘C’, respectively. The total projected costs of the Improvements is $12,982,000 (FY2019$), after applying the inflationary index of the NHCCI -2.0 (June 2015 = 1.9511)
Section 16-222.  Apportionments Agreement

(a)  Upon the submittal of a development permit application for the development of properties within the Corridor, including any Site Plan, Final Master Development Plan and/or Final Plat, the Property Owner/Developers, or for any development which is expected to generate any number of Project Trips which does not qualify as a De Minimis Development, the Property Owner/Developer shall also submit a TIS consistent with Article 13, Section 13.06, Gallatin Zoning Ordinance, and to enter into an Agreement with the City to pay a pro-rata share of assessments for Corridor Improvements as identified in Exhibit ‘C’ necessary to maintain acceptable Level of Service of ‘D’. The Agreement shall generally take a form as described in Exhibit ‘D’ and any administrative process developed to implement this Ordinance.

(b)  A projected total of 6,159 P.M. Peak Hour Trips is expected to be generated by new development within the Corridor and in the immediate area, including 5,357 P.M. Peak Hour Trips and an additional 802 p.m. peak hour trips background trips.

(c)  As a condition of approval of any Site Plan, Final Master Development Plan and/or Final Plat within the Corridor determined not to qualify as a De Minimis Development, the Property Owner/Developer shall enter into an Agreement with the City to pay a fee of $2,108 (FY2019$) indexed to the year and quarter of contribution based on the NHCCI - 2.0 for each primary P.M. Peak Hour Trip generated by such development and assigned to impact or utilize the corridor based on the TIS submitted by the Property Owner/Developer and approved by the Engineering Division.

(d)  The City shall be responsible for payment or assessments of background trips assigned to the Corridor (a minimum of 13% of the trips or $1,687,660)(FY2019$, March NHCCI -2.0) and Property Owners/Developers in the Corridor shall be responsible for payment or assessments of newly generated trips as determined from each approved TIS submitted for new development projects in the Corridor (87% or $11,294,340) (FY2019$, March NHCCI -2.0) and as provided for cost adjustment indexed to the year of contribution based on the NHCCI - 2.0.

The value of right-of-way shall also be included in the assessment. The value of right-of-way shall be determined by a professional appraiser certified in the State of Tennessee as provided for in Section 16-223 below. No single assessment shall exceed one-half (1/2) of the cash value (fair market sales price) of the lot and Improvements on the lot, pursuant to Tennessee Code Annotated § 7-32-116.

(e)  Once the Agreement is approved and recorded, all pro-rata share assessments shall be due to the City as described in Tennessee Code Annotated § 7-32-133(b), free from interest. The Property Owner/Developer shall, in order to secure future payment of its pro-rata share assessment, have the ability to procure sufficient Surety at the time of final development approval by the City. In such event, the Property Owner/Developer shall be permitted to pay a portion of its pro-rata share assessments with the issuance of individual building permits for development consisting of one or more phases or as provided for in the Agreement. The amount of the Surety shall be reduced by the amount paid by the Property Owners/Developer with each building permit. Any default of the terms of payment described in the Agreement shall obligate the Property Owner/Developer to provide payment in accordance with Tennessee Code Annotated § 7-32-137.
Section 16-223. Credits

Credits for the value of additional right-of-way needed to construct the Improvements and/or the value of Improvements constructed or installed by the Property Owner/Developer within the Corridor consistent with the approved plans shall be equal to a trip reduction and reduced payment based on the value of such right-of-way donated or infrastructure Improvements provided, the value of which shall be based on June 2019 = 1.9511 and indexed to the year and quarter of contribution based on the NHCCI - 2.0, except in cases where such right-of-way is necessary to comply with the minimum right-of-way width required for the roadway as identified in Exhibit 4-16B of the Gallatin on the Move 2020 Plan. In such cases, right-of-way shall be dedicated as part of the platting of any property or deeded as a condition of approval of any site plan, master development plan or final plat.

For purposes of determining the value of additional right-of-way necessary to accommodate the Improvements, the value shall be determined as described in Section 16-222 (d) above.

Section 16-224. Recording and Referencing the Facility Improvements List

The City hereby records the pro-rata share master list describing the specific transportation facility Improvements attached hereto in Exhibit ‘C’. Any future reference to the official records book and page for this Ordinance and exhibits or any portion thereof shall serve to incorporate by reference, and, for all purposes, shall be equivalent to setting forth as an in extension of such instrument.

Section 16-225. Objections and Protests of Assessments

An affected owner may appear before the City Council to protest making of such Improvements or amendments to the ordinance requiring additional assessments for additional Improvements as described in Tennessee Code Annotated § 7-32-106.

At the time of consideration of this ordinance or consideration of an agreement required by this ordinance, any affected Property Owner/Developer may petition the City Council objecting to the application of the assessment identified in the Agreement as provided by Tennessee Code Annotated §7-32-123.

Section 16-226. Appeals of Assessment Amount

Any affected Property Owner/Developer may appeal the amount of an assessment identified in individual Agreements, including the amount of applicable credits for construction of improvements, as described in Tennessee Code Annotated §7-32-126. For purposes of this Section, actual assessments shall not be levied until consideration of individual pro-rata Agreements by the City Council.
EXHIBIT ‘B’ of Ordinance No. O1909-46
Map of Properties within the
Big Station Camp Boulevard Transportation Improvement District
EXHIBIT ‘C’ of Ordinance No. O1909-46

Recommended Intersection and Roadway Improvements by Design Year for the Big Station Camp Boulevard Transportation Improvement District

Improvements to provide for public safety and to accommodate future traffic for Big Station Camp Boulevard between Nashville Pike to Long Hollow Pike described in Tables 4A, 4B and 4C and recommended Intersection Improvement Illustrations
### TABLE 4A
Recommended Intersection Improvements
Design Year (2020)

<table>
<thead>
<tr>
<th>No.</th>
<th>Intersection</th>
<th>Recommended Improvement</th>
<th>Level-of-Service</th>
<th>Estimated Cost for Improvement</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>(Avg Delay-sec)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>AM Peak</td>
<td>PM Peak</td>
<td>AM Peak</td>
</tr>
<tr>
<td>1</td>
<td>SR 365 Northbound Ramps @ Big Station Camp Blvd</td>
<td>Install Traffic Signal</td>
<td>F (52 sec)</td>
<td>C (22 sec)</td>
<td>C (34 sec)</td>
</tr>
<tr>
<td>2</td>
<td>Bison Trail @ Big Station Camp Blvd</td>
<td>Install Traffic Signal</td>
<td>F (484 sec)</td>
<td>C (20 sec)</td>
<td>B (18 sec)</td>
</tr>
<tr>
<td>3</td>
<td>Long Hollow Pike @ Big Station Camp Blvd</td>
<td>Install Traffic Signal, Install northbound left turn lane with 300 ft storage</td>
<td>C (17 sec)</td>
<td>F (105 sec)</td>
<td>C (24 sec)</td>
</tr>
</tbody>
</table>

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, Neff-Schaffler, Inc. cannot and does not guarantee that proposal 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 and estimate not indexed for inflation.*

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## TABLE 6B
**Recommended Intersection Improvements**

<table>
<thead>
<tr>
<th>No.</th>
<th>Intersection</th>
<th>Recommended Improvement</th>
<th>Level-of-Service</th>
<th>Estimated Cost</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Unimproved State</td>
<td>Improved State</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>AAD Peak</td>
<td>PHF Peak</td>
<td>AAD Peak</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install Traffic Signal</td>
<td>E</td>
<td>F</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install northbound right turn lane with 200 ft. storage.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install Traffic Signal</td>
<td>F</td>
<td>F</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install southbound left turn lane for off-ramp with 200 ft. storage. Install southbound right turn lane with 300 ft. storage.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install Traffic Signal</td>
<td>F</td>
<td>F</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install southbound left turn lane for off-ramp with 200 ft. storage. Install southbound right turn lane with 300 ft. storage.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install Traffic Signal</td>
<td>F</td>
<td>F</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install northbound right turn lane with 200 ft. storage.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install Traffic Signal</td>
<td>F</td>
<td>F</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install dual northbound left-turn lane with 300 ft of storage. Will require realigning Big Trail to allow for second receiving lane for dual left.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install Traffic Signal</td>
<td>F</td>
<td>F</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install northbound left-turn lane with 300 ft of storage.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Install Traffic Signal</td>
<td>F</td>
<td>F</td>
<td>D</td>
</tr>
</tbody>
</table>

*Estimated Total Cost of improvements for 2025: $2,474,000
Estimated Total Cost of improvements for 2025 (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 costs, or over competitive bidding or market conditions, or over relations between the time the proposal was prepared and the time the proposal is awarded for construction, North Schottle, 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 intended for binding.*
<table>
<thead>
<tr>
<th>No.</th>
<th>Intersection</th>
<th>Recommended Improvement</th>
<th>Level of Service (Avg. Delay, sec)</th>
<th>Estimated Cost for Improvement</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>All Peak</td>
<td>PM Peak</td>
<td>All Peak</td>
</tr>
<tr>
<td>1</td>
<td>Big Station Camp Blvd (R.R. 396 North ramps to Brown Trail)</td>
<td>Widest Big Station Camp Blvd from 3 lane cross section to 5 lane cross section from R.R. 396 to Brown Trail (in conjunction with SR 396 interchange modifications)</td>
<td>F</td>
<td>F</td>
<td>C</td>
</tr>
<tr>
<td>2</td>
<td>Big Station Camp Blvd Interchange at R.R. 396</td>
<td>Realigned Big Station Camp Blvd interchange over R.R. 396 from existing 3 lane cross section to 8 lane cross section with dual left turn lanes provided for both on ramps</td>
<td>F</td>
<td>F</td>
<td>C</td>
</tr>
<tr>
<td>3</td>
<td>Nashville Pike &amp; Big Station Camp Blvd</td>
<td>Install northbound right turn lane with 220 ft storage and westbound right turn lane with 500 ft storage</td>
<td>F</td>
<td>F</td>
<td>C</td>
</tr>
<tr>
<td>4</td>
<td>SR 396 Northbound Ramps &amp; Big Station Camp Blvd</td>
<td>Install dual eastbound left turn lanes on off ramp with 500 ft storage, install dual westbound left turn lanes with 450 ft storage, install second thru lane for northbound approach with 450 ft storage (not to extend past existing railroad bridge)</td>
<td>F</td>
<td>(87 sec)</td>
<td>F</td>
</tr>
<tr>
<td>5</td>
<td>SR 396 Southbound Ramps &amp; Big Station Camp Blvd</td>
<td>Install dual northbound left turn lanes with 550 ft storage</td>
<td>F</td>
<td>F</td>
<td>C</td>
</tr>
<tr>
<td>6</td>
<td>Hasting's Farm / Golden Reserve &amp; Big Station Camp Blvd</td>
<td>Modify signal heads / phases for widened 3 lane section in northbound approach only.</td>
<td>F</td>
<td>(129 sec)</td>
<td>F</td>
</tr>
<tr>
<td>7</td>
<td>Bloom Trail &amp; Big Station Camp Blvd</td>
<td>Modify signal heads / phases for widened 3 lane section on northbound approach only.</td>
<td>F</td>
<td>(97 sec)</td>
<td>F</td>
</tr>
<tr>
<td>8</td>
<td>Jenkins Ln Exit &amp; Big Station Camp Blvd</td>
<td>Install Traffic Signal.</td>
<td>F</td>
<td>(780 sec)</td>
<td>F</td>
</tr>
<tr>
<td>9</td>
<td>Long Hollow Pike &amp; Big Station Camp Blvd</td>
<td>Extend northbound left turn lane storage to 500 ft and extend eastbound right turn lane storage to 300 ft.</td>
<td>D</td>
<td>(49 sec)</td>
<td>D</td>
</tr>
</tbody>
</table>

**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 performing work, or over competitive bidding or market conditions, or over delays between the time this contract is awarded and the time the project is awarded for construction, Idaho Scheffer, 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. Estimated not intended for tendering.*

04/21/20 City Council Meeting Agenda-Page 18
Recommendation:

Modify existing traffic signal to include right-turn overlaps for Northbound and Westbound right-turn lanes.

Install westbound right-turn lane.

Install Northbound right-turn lane.
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

RECOMMENDED INTERSECTION IMPROVEMENTS
DESIGN YEAR (2030)
KENNESAW BLVD EXT AT BIG STATION CAMP BLVD
SCALE: 1" = 50'
WIDEN BIG STATION CAMP BLVD FROM 3 LANE CROSS SECTION TO 4 LANE CROSS SECTION FROM S.R. 386 TO BISON TRAIL (IN CONJUNCTION WITH SR 386 INTERCHANGE MODIFICATION)

INSTALL SECOND NB THRU LANE

INSTALL DUAL LEFT TURN LANES

INSTALL DUAL LEFT TURN LANES

INSTALL DUAL LEFT TURN LANES

REBUILD BRIDGE FROM EXISTING 3 LANE CROSS SECTION TO 6 LANE CROSS SECTION

NOTE: ADDITIONAL STUDY REQUIRED, CONSIDER INNOVATIVE INTERCHANGE DESIGN

RECOMMENDED INTERSECTION IMPROVEMENTS

DESIGN YEAR (2030)

S.R. 386 RAMPS AT BIG STATION CAMP BLVD

SCALE: 1"=100'

04/21/20 City Council Meeting Agenda-Page 21
RECOMMENDED INTERSECTION IMPROVEMENTS

DESIGN YEAR (2030)
WELLINGTON FARMS / BELDEN RESERVE AT BIG STATION CAMP BLVD
SCALE: 1"=50'

MODELED INTERSECTION INCLUDES SB AND WB LEFT TURN LANES AND A NB RIGHT TURN LANE

- RESTRIPE APPROACH TO A LEFT TURN LANE AND A SHARED THRU / RIGHT LANE
WIDEN BISON TRAIL TO ALLOW FOR SECOND RECEIVING LANE FOR DUAL LEFT. ADDITIONAL LANE SHOULD AT LEAST EXTEND TO SCHOOL DRIVEWAY.

INSTALL RIGHT TURN LANE

INSTALL DUAL LEFT TURN LANE

WIDEN BISON TRAIL TO ALLOW FOR SECOND RECEIVING LANE FOR DUAL LEFT. ADDITIONAL LANE SHOULD AT LEAST EXTEND TO SCHOOL DRIVEWAY.

INSTALL RIGHT TURN LANE

INSTALL DUAL LEFT TURN LANE
- Modeled intersection includes northbound and southbound right turn lanes and left turn lanes for all approaches.

- Install traffic signal with protected / permitted left turn phase for northbound movement only.

Neel-Schaffer
Solutions you can build upon

Recommend: Intersection Improvements
Design Year (20X0)

Jenkins Ln Ext at Big Station Camp Blvd
Scale: 1" = 50'

04/21/20 City Council Meeting Agenda-Page 24
RECOMMENDED INTERSECTION IMPROVEMENTS
DESIGN YEAR (2030)

LONG HOLLOW PIKE AT
BIG STATION CAMP BLVD

SCALE: 1"=50'
EXHIBIT ‘D’ of Ordinance No. O1909-46

Sample Pro-Rata Share Agreement for the Big Station Camp Boulevard Transportation Facility Improvements

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

This Big Station Camp Boulevard Corridor Transportation Improvements Pro-Rata Share Agreement (this “Agreement”) is made and entered this ___ day of ____________, 2020, by and between the CITY OF GALLATIN, TENNESSEE, a chartered Tennessee municipality located in Sumner County, Tennessee, whose mailing address is 132 West Main Street, Gallatin, Tennessee 37066 (the “City”), and ___________________________ (the “Property Owner/Developer”). The City and the Property Owner/Developer shall hereinafter be collectively referred to as the “Parties.”.

RECITALS:

WHEREAS, The City Council of the City of Gallatin determines that the City and the citizens of the City receive a public benefit of improved transportation services from entering into this Agreement; and

WHEREAS, the City held a public hearing related to the proposed agreement and assessment and notified the property owners affected by the proposed assessment as described in Tennessee Code Annotated, Title 7, Chapter 32, Sections 101 and 104 – 106; and

WHEREAS, the owners of property subject to this Agreement received written notice of the levy of assessment as described in this Agreement by certified mail as required by Tennessee Code Annotated, Title 7, Chapter 32, Section 115 (b)(6); and

WHEREAS, attached to this Agreement are exhibits describing in greater detail the Parties hereto, real property, traffic impact 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

WHEREAS, 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 Property Owner/Developer desires to permit, to site plan, to develop, and/or to plat the real property known as ___________________________ (the "Development") consistent with the Development Data on the attached Exhibit ‘1’ 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 on the Development approved by the Gallatin City Council and the and final master development plan/final plat/site plan approval by the Gallatin Municipal-Regional Planning Commission on the Development, respectively, for Big Station Camp Boulevard Transportation

10
Facility Improvements as authorized under Chapter 16, Article VIII, Gallatin Code of Ordinances; and

WHEREAS, the Property Owner/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 Development consistent with the Development Data on the attached Exhibit ‘1’ and is the owner of real property legally described in said Exhibit ‘A’ and is seeking to comply with the City's zoning regulations; and

WHEREAS, the transportation corridor improvement projects (the “Recommended Intersection and Roadway by Design Year for the Big Station Camp Boulevard Transportation Improvement District” “Development Pro-Rata Share Improvements” or “Transportation Corridor Improvements”) described in Exhibit ‘C’ of Ordinance No. O1909-46 include the estimated costs for the completed improvements (FY2019$) and cumulative assessment value basis for a project impact on the public transportation facilities, required for the Property Owner/Developer to meet minimum requirements for transportation facilities operation in the Big Station Camp Boulevard Corridor to support the proposed Development are identified in Exhibit ‘3’; and

WHEREAS, the Parties acknowledge and agree that the proposed 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 Development and as set forth in the City of Gallatin on the Move 2020 Plan and on the approved zoning with preliminary and final master development plans; and

WHEREAS, the Property Owner/Developer shall be eligible for credits for all off-site design and construction plans and permits, and other items described in Tennessee Code Annotated §7-32-119, certified to the City (the "Offsite Improvements") and collectively referred to hereinafter as the "Big Station Camp Boulevard Improvement Project"; and

WHEREAS, the City acknowledges that the Property Owner/Developer may make an advanced contribution to the cost of the construction of the improvements in the Big Station Camp Boulevard Corridor in lieu of the immediate payment by the Property Owner/Developer for all cumulative impacts to Big Station Camp Boulevard and such improvements are eligible for pro-rata share credits; and

WHEREAS, the City Council determines that the Property Owner/Developer subject to this Agreement and the citizens of the City will receive a public benefit from entering into this Agreement; and

WHEREAS, the Property Owner/Developer acknowledges and agrees that payments and/or the Property Owner/Developer’s completion of the off-site improvements in the Big Station Camp Boulevard Corridor according to the “Timing and Allocation for Developer Payments” in Exhibit ‘4’, and the City's acceptance of such, as outlined in the Timing and Allocation for Developer Payments on the attached Exhibit ‘4’, shall be conditions precedent to the issuance of building permits for the Development and/or authorization or notice to proceed on the construction of a site plan or subdivision within the Development; and
WHEREAS, the City and the Property Owner/Developer agree that the new capacity created by the Big Station Camp Boulevard improvements may not be the actual excess capacity of the roadway necessary to serve project traffic, 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.

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 Property Owner/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 Property Owner/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 Exhibit C of Ordinance No. O1909-46. The Property Owner/Developer, or its designee, may 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, if credits for the design cost are applied. 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 Property Owner/Developer 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 Property Owner/Developer’s construction of the Transportation Corridor Improvements and as a condition and requirement for receiving building permits for the project or for any phase of the project, the Property Owner/Developer 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 identified in Ordinance No. O1909-46 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 Study ("TIS") prepared for the Development attached as Exhibit “2”. The anticipated total payment is $2,108 (FY2019$) per P.M. peak hour trip generated by the project or $_________ subject to adjustments as described in Section 4 below and indexed by NHCCCI - 2.0 (1.9511 for 2019) at the time of each final plan approval.

The Property Owner/Developer shall be entitled to receive transportation corridor improvement credits, as indexed by NHCCCI - 2.0 (1.9511 for 2019) at the time of contribution, for
constructing any of the following listed improvements in conjunction with the development provided the credited improvements are completed or surety payment received, acceptable to the City, prior to obtaining a building permit for the first building in the development.

[List any special improvements and projected costs of improvements where credit is requested]

Any improvements not constructed with the development shall require payment in cash or certified check or wire transfer of the balance of the estimated cost of the required minimum pro-rata share.

4. Property Owner's/Developer's Payment.

A. To the extent applicable, to guarantee payment of its Pro-Rata Share payment, the Property Owner/Developer agrees to procure a sufficient Surety in favor of the City in an amount of $______, as provided in this Agreement, at the time of each final development approval by the City. Payment of funds is subject to cost adjustments consistent with the National Highway Construction Cost Index - 2.0 (NHCCI 2.0) maintained by the Federal Highway Administration, as amended, and as referenced in Ordinance No. O1909-46. The Property Owner/Developer shall pay the City by cash, Certified Check or wire transfer, the Pro-Rata Share Payment upon the issuance of individual building permits for the Development as outlined on the “Timing and Allocation for Payments” in attached Exhibit '4'. The amount of the Surety may be reduced by the amount paid by the Property Owner/Developer with each building permit on a schedule as permitted by Chapter 3, Gallatin Subdivision Regulations.

B. Upon the City's receipt of payment from the Property Owner/Developer, the funds shall become the property of the City. Each payment or Surety must be deposited with the City prior to the issuance of a building permit or, in the case of a subdivision, prior to recording a final plat consistent with the Timing and Allocation for Payments provided in Exhibit “4”. No building permit shall be issued for any building by the City of Gallatin until proper payment by the Property Owner/Developer.

C. Any improvements for which a Property Owner/Developer requests credits for off-site improvements must be substantially completed prior to receiving a certificate of occupancy for the first building on the development site, except as otherwise provided in this Agreement. To the extent the Property Owner/Developer fails to construct any of the agreed improvements set forth herein, the payment required of the Property Owner/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, certified check or wire transfer prior to receiving certificates of occupancy for the Development.

D. If the Approved plan for _________ is changed to add or reduce units which affect the number of p.m. peak hour trips assigned to Big Station Camp Boulevard, the amount of assessment funds identified in this Agreement to be paid by the Property Owner/Developer to the City shall be modified by amending this Agreement as part of the approval of the
revised plan. Said modifications, however, shall be within the confines of this Agreement as to the per P.M. peak hour trip cost and the ability of the Property Owner/Developer to provide Surety at the time of final development approval by the City and actual payment with the issuance of individual building permits.

E. If any portion of the Development is sold or otherwise transferred to another entity for ownership, development, or construction, the transferee, as a condition to any future development or construction on the portion of the Development so transferred, shall deliver the "Joinder Agreement for Transferees of the Property Owner/Developer" attached hereto as Exhibit '5' and the appropriate Surety and/or payment of the Pro-Rata Share Payment as may be required for said portion of the Development.

5. **Vested Rights in Project Traffic.** The City agrees that by paying or providing a surety for the Pro-Rata Share Payment, and by receiving a building permit and constructing any qualified off-site improvements for the Development, the Property Owner/Developer 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/site plan/final plat for the Development.

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 Property Owner/Developer, upon proper notice, fails to make timely payment of the Pro-Rata Share Payment costs or to design and construct the improvements for which the Property Owner/Developer is requesting credits, then the Property Owner/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 building permits or 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 Property Owner/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 included in the Exhibits 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 City’s Land Development Regulations 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.** The Property Owner/Developer agrees to be bound by all City codes and ordinances that are not in conflict with the provisions of this Agreement.

G. **Recording.** The Property Owner/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           PROPERTY OWNER/DEVELOPER
BY: PAIGE BROWN, MAYOR

ATTEST:

CONNIE KITRELL
CITY RECORDER

Exhibit '1' – Approved Preliminary Master Development Plan and Final Master Development Plan/Site Plan/Final Plat for

Exhibit ‘2’ – Traffic Impact Study for

Exhibit ‘3’ – List and Cost Sheet of Off-site improvements to be constructed by the Property Owner/Developer

Exhibit ‘4’ – Timing and Allocation for Developer Payments

Exhibit ‘5’ – Joinder Agreement for Transferees of the Property Owner/Developer
Exhibit ‘5’ to Pro-Rata Share Agreement
Joinder Agreement for Transferees of the Property Owner/Developer

The undersigned, in connection with the transfer of the real property / lots described below, hereby agrees to become a party to that certain Big Station Camp Boulevard Corridor Transportation Improvements Pro-Rata Share Agreement (the “Agreement”). Capitalized terms used but not defined herein shall have the meaning ascribed to such term in the Agreement.

RECITALS:

WHEREAS, and the City have contracted for the security for, and the payment of, the Pro-Rata Share Payments pursuant to Exhibit ‘4’ to the Agreement;

WHEREAS, the Property Owner/Developer has sold a portion of the Development, as evidenced by that certain deed of record in Record Book _____, page _____, in the Register’s Office for Sumner County, Tennessee (the “Transferred Property”);

WHEREAS, as a condition to the development and construction of the Transferred Property, the City requires delivery of this Joinder and its accompanying Exhibit ‘5-1’;

NOW, THEREFORE, in consideration of the transfer of the Transferred Property and payment of Pro-Rata Share Payments by the Property Owner/Developer and the undersigned, the undersigned and the City agree as follows:

1. The undersigned agrees to the bound by the terms and provisions of the Agreement as they pertain only to the Transferred Property. The undersigned shall perform all obligations of the Property Owner/Developer related to the development and construction of the Transferred Property.

2. Attached hereto as Exhibit 5-1 is a schedule for the Surety and Pro-Rate Share Payments required for the Transferred Property.

3. The undersigned shall indemnify and hold the Property Owner/Developer harmless for any and all obligations required by the Agreement for the Transferred Property.

4. The City agrees to release and remise the Property Owner/Developer for its obligations under the Agreement pertaining only to the Transferred Property, as reflected by Exhibit ‘5-1.’

5. This Joinder may be executed in any number of counterparts (including telecopied or email .pdf signatures), each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute one instrument. This Joinder shall take effect upon its execution by the City.
IN WITNESS WHEREOF, the parties have agreed as set forth above.

TRANSFEREE

BY: ___________________________
ITS: ___________________________

ACKNOWLEDGED AND AGREED:

CITY OF GALLATIN

BY: ___________________________
    PAIGE BROWN, MAYOR
CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

APRIL 14, 2020

DEPARTMENT: PLANNING & ENGINEERING
DEPARTMENT

SUBJECT:
Continued discussion of proposed Ordinance No. 01909-46 - Establishment of the Big Station Camp Boulevard Transportation Improvement District.

SUMMARY:
The City Council is considering an Ordinance to establish the Big Station Camp Boulevard Improvement District. The Council previously discussed how the assessment applies to certain properties and how the pro-rata share fee is assessed. After a previous Council Committee meetings, staff made adjustments to the Agreement to address comments by affected parties. The draft Ordinance exempts the Welch College campus from the assessment agreement. The map was modified to change the boundaries of the assessment district and an inflationary cost indexing provision was added and, most recently, addressed indexing costs and assessments for inflation to the year 2019.
The improvement district will establish a mechanism where property owners developing within the corridor will participate in the cost of providing for specific transportation improvements based on a p.m. peak hour trip basis. This will benefit property owners and enhance property values in the district by ensuring for the efficient traffic operations upon full development of properties in the corridor.

The Planning Commission recommended approval of the proposed Ordinance in GMRPC Resolution 2019-088. The City Council approved Resolution No. R1909-49 supporting the creation of the district and an ordinance implementing the district.

RECOMMENDATION:

ATTACHMENT:

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

Approved ☒
Rejected ☐
Deferred ☐
Notes:
RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF GALLATIN, TENNESSEE, FAIRWAY FARMS, PHASE 2, SECTION 7 AND PHASE 3, SECTION 1D

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Fairway Farms, Phase 2, Section 7 and Phase 3, Section 1D; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in Fairway Farms, Phase 2, Section 7 and Phase 3, Section 1D 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 Fairway Farms, Phase 2, Section 7 and Phase 3, Section 1D, Plat Book 31, Page(s) 68-69, recorded on June 13, 2018 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
ATTEST:  

__________________________

CONNIE KITRELL  
CITY RECORDER

APPROVED AS TO FORM:  

__________________________

SUSAN HIGH-MCAULEY  
CITY ATTORNEY
FINAL PLAT
FAIRWAY FARMS PHASE 2 SECTION 7/FAIRWAY FARMS PHASE 3 SECTION 1D
CITY OF GALLATIN
9TH CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE
SITUATED AT GOODMAN DRIVE & VASSEY DRIVE BETWEEN
TUNRBNO DRIVE AND LONG HOLLOW PIKE
FAIRWAY FARMS DEVELOPMENT GP
147 MAPLE BOULEVARD
HENDERSONSVILLE, TN 37075
SCALE: 1" = 50'  DATE: 9/22/2017
REVISED: 10/06/2017 REVISED: 10/11/2017
REVISED: 11/12/2017 REVISED: 05/24/2018

CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
akl@ccsurveys.net
(615) 292-2661
JOB NUMBER: 17-092

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner(s) of the property shown and described herein as evidenced by recorded document number 4200, page 334 County Register's Office, and that I hereby request the recording and dedication of said tract of land to the subdivision as required by the Gallatin Municipal-Regional Subdivision Regulations.
Date: 4/21/18
Owner:

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described herein is true and correct survey to the property lines required by the Gallatin Municipal-Regional Planning Commission and that the plat and dedication herein have been or will be placed, as shown herein, to the satisfaction of such Commission. That said plat and dedication have been or will be so prepared and placed as required by the Gallatin Municipal-Regional Subdivision Regulations, and that the ratio of precision of the unclassified survey is at least 1:7000 as per the Standards of Practice for Land Surveyors in Tennessee.
Date: 4/21/18
Surveyor:

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the system described has been installed in accordance with the requirements of the Gallatin Municipal-Regional Subdivision Regulations, and that said system is of sufficient capacity to serve the requirements or that said system is sufficient to serve the requirements of the subdivision.
Date: 4/21/18
City Engineer:

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the system described has been installed in accordance with the requirements of the Gallatin Municipal-Regional Subdivision Regulations, and that said system is of sufficient capacity to serve the requirements or that said system is sufficient to serve the requirements of the subdivision.
Date: 4/21/18
City Engineer:

CERTIFICATE OF APPROVAL OF BONDING OF ROADS
I hereby certify (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, and (2) that the property owners have agreed to the appropriate roads of the subdivision being bonded to the City of Gallatin Engineering Division prior to any building permits being issued.
Date: 4/21/18
City Engineer:

CERTIFICATE OF COMMON AREAS DEDICATION
FAIRWAY FARMS DEVELOPMENT GP, in recording this plat has dedicated the following tracts of land shown herein to the Common Areas of the subdivision as described herein for use by the general public, and are dedicated to the use and enjoyment of the property owners in said subdivision for the purposes of recreation and related activities. Said dedication is subject to the written approval by the Governor and the Director of the Tennessee Department of Housing and Community Development of the Respective Resolution of the Commission from the City of Gallatin per the Gallatin Municipal-Regional Subdivision Regulations.
Date: 4/21/18
City Engineer:

CERTIFICATE OF APPROVAL FOR RECORDING
I herein certify that the subdivision plat shown herein has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such omissions as are known to the City Engineer in the minutes of the planning commission, and that it has been approved for recording in the office of the County Register's Office.
Date: 4/21/18
City Engineer:

CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
akl@ccsurveys.net
(615) 292-2661
JOB NUMBER: 17-092

NOTES:
1. The purpose of this plat is to create 22 single-family detached dwelling lots.
2. This survey was done without the benefit of a title commitment.
4. Scale of plat: 1" = 50'.
5. This plat covers the area of the surveyed portion of the subdivision.
6. Stormwater quality requirements must be met on each individual site. Each individual site must be approved by the City of Gallatin Engineering Division prior to any building permits being issued.
7. All areas designated as Open Space will be owned and maintained by the Homeowners' Association.
8. The Homeowners' Association is responsible for the maintenance of the common areas.
9. No building shall extend into the Common Areas.
11. This Subdivision is subject to the terms and conditions of the recorded Stormwater Inspection and Maintenance Agreement for these facilities as recorded in Record Book 4741, Page 533 R.O.S.C.T.
CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

April 14, 2020

DEPARTMENT: Engineering AGENDA # 1

SUBJECT:
Resolution Accepting Public Improvements for Fairway Farms, Phase 2, Section 7 and Phase 3, Section 1D

SUMMARY:
The Planning Commission approved the GMRPC Resolution on March 23, 2020, to accept the public improvements for Fairway Farms, Phase 2, Section 7 and Phase 3, Section 1D.

RECOMMENDATION:

ATTACHMENT:

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<th>Resolution</th>
<th>Correspondence</th>
<th>Bid Tabulation</th>
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<th>Ordinance</th>
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Approved ☒ Rejected ☐ Deferred ☐

Notes:
RESOLUTION NO. R2004-21

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF GALLATIN, TENNESSEE
FOXLAND, PHASE 8

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Foxland, Phase 8; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in Foxland, Phase 8 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 Foxland, Phase 8, Plat Book 28, Page(s) 367, recorded on May 1, 2015 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

ATTEST: 

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

SUSAN HIGH-MCAULEY
CITY ATTORNEY
DEPARTMENT: Engineering

SUBJECT: Resolution Accepting Public Improvements for Foxland, Phase 8

SUMMARY: The Planning Commission approved the GMRPC Resolution on February 24, 2020, to accept the public improvements for Foxland, Phase 8.

RECOMMENDATION:

ATTACHMENT:

- Resolution
- Correspondence
- Bid Tabulation

- Ordinance
- Contract
- Other

Approved
Rejected
Deferred

Notes: