



Philip Craighead
Mayor

CITY OF LEBANON

Office of the Mayor

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PUBLIC HEARING - APRIL 19, 2016 - 5:55 P.M.

TOWN MEETING HALL, ADMINISTRATION BUILDING

- 1) Changing unaddressed property on Leeville Pike from RR (Rural Residential Agricultural) to RS12 (Medium Density Single Family Residential 12,000) in Ward 4 (34.35 acres; Tax Map 79, Parcels 51.06 and 51.07), by Paul Corder, Planning Director. (Request by Steve Gruver) (Reference Ordinance No. 16-5168)
- 2) To amend the Future Land Use Plan of the City of Lebanon, Tennessee, by changing the area of Stumpy Lane, Walnut Grove Road and Murfreesboro Road from CO (Commercial/Office) and RMU (Residential Mixed Use) to CO (Commercial/Office) and LDR (Low Density Residential), by Paul Corder, Planning Director. (Reference Ordinance No. 16-5169)
- 3) Changing 1235, 1249, 1253, and 1295 Murfreesboro Road and unaddressed property on Murfreesboro Road from RR (Rural Residential Agricultural) to CS (Commercial Service) in Ward 3 (17.43 acres; Tax Map 92, Parcels 16, 18, 19, 20.01 and 53.03), by Paul Corder, Planning Director. (Request by Melvin Sloan, Nancy Comer and Charles Dornan) (Reference Ordinance No. 16-5170)
- 4) Adopting a Plan of Services for the annexation of 418 Stumpy Lane and unaddressed property on Murfreesboro Road/U.S. 231 (Tax Map 92, Parcels 53.04 and 53.05; 24.17 acres) to be added to Ward 3, by Paul Corder, Planning Director (Request by Jimmy Comer, Hendrick Contracting and Charles Dornan) (Passed 1st Reading – 3/15/16) (Reference Resolution No. 16-1924)
- 5) Annexing unaddressed property at 418 Stumpy Lane and unaddressed property on Murfreesboro Road/U.S. 231, also identified as Tax Map 92, Parcels 53.04, and 53.05, containing 24.17 acres in the records of the Wilson County Assessor of Property to be added to Ward 3, by Paul Corder, Planning Director. (Request by Jimmy Comer, Hendrick Contracting and Charles Dornan) (Passed 1st Reading – 3/15/16) (Reference Resolution No. 16-1925)
- 6) Requesting a zoning approval of 24.17 acres on 418 Stumpy Lane and unaddressed property on Murfreesboro Road/U.S. 231 (Tax Map 92, Parcels 53.04 and 53.05) to CS (Commercial Service) and RR (Rural Residential Agricultural) in Ward 3, by Paul Corder, Planning Director. (Request by Jimmy Comer and Hendrick Contracting) (Reference Ordinance No. 16-5171)
- 7) To amend Title 14 by adding Section 14.804 (J) to create Conservation Development Design Guidelines, by Paul Corder, Planning Director. (Reference Ordinance No. 16-5172)
- 8) Modifying specific language within the Hamilton Springs Specific Plan in Ward 6, by Paul Corder, Planning Director. (Request by Hamilton Springs, LLC) (Reference Ordinance No. 16-5185)

REGULAR CALLED CITY COUNCIL MEETING

AGENDA - APRIL 19, 2016 - 6:00 P.M.

TOWN MEETING HALL, ADMINISTRATION BUILDING

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE TO FLAG

4. ROLL CALL

5. APPROVAL OF MINUTES:

April 5, 2016 - Regular Called City Council Meeting

6. COMMUNICATION FROM CITIZENS:

7. COMMUNICATION FROM MAYOR:

Presentation of Legends of Lebanon Award to John T. Baugh Jr.

8. REPORTS FROM MAYOR PRO TEM / COMMITTEES / ALDERMEN / OFFICERS:

9. CONSENT AGENDA:

Line Item Transfer – Before the Fact:

1. **Ordinance No. 16-5174**, second reading, to authorize a Line Item Transfer for the Beautification Fund (for the Think Green, Think Clean Project; 2015-2016 Fiscal Year Budget), by Robert Springer, Commissioner of Finance and Revenue.

Line Item Transfer – Before the Fact:

2. **Ordinance No. 16-5175**, second reading, to authorize a Line Item Transfer for the Jimmy Floyd Family Life Center (for Contractual Services; 2015-2016 Fiscal Year Budget), by Tim Hill, Floyd Center Director, and Robert Springer, Commissioner of Finance and Revenue.

Line Item Transfer – Before & After the Fact:

3. **Ordinance No. 16-5176**, second reading, to authorize Line Item Transfers for the Police Department (for Public Relations & Training; 2015-2016 Fiscal Year Budget), by Mike Justice, Police Chief, and Robert Springer, Commissioner of Finance and Revenue.

4. **Ordinance No. 16-5177**, second reading, to approve bids for the haul & disposal of sludge for the Water Plant (funds appropriated in the 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Lisa Lane, Purchasing Agent.

Line Item Transfer – Before & After the Fact:

5. **Ordinance No. 16-5179**, second reading, to authorize Line Item Transfers for the Human Resources Department (for Postage/Shipping and Printing; 2015-2016 Fiscal Year Budget), by Sylvia Reichle, Human Resources Director, and Robert Springer, Commissioner of Finance and Revenue.

Line Item Transfer – Before & After the Fact:

6. **Ordinance No. 16-5180**, second reading, to authorize Line Item Transfers for the Accounting Department (2015-2016 Fiscal Year Budget), by Robert Springer, Commissioner of Finance and Revenue.

10. OLD BUSINESS:

1. **Ordinance No. 16-5168**, second reading, changing unaddressed property on Leeville Pike from RR (Rural Residential Agricultural) to RS12 (Medium Density Single Family Residential 12,000) in Ward 4 (34.35 acres; Tax Map 79, Parcels 51.06 and 51.07), by Paul Corder, Planning Director. (Request by Steve Gruver)

2. **Ordinance No. 16-5169**, second reading, to amend the Future Land Use Plan of the City of Lebanon, Tennessee, by changing the area of Stumpy Lane, Walnut Grove Road and Murfreesboro Road from CO (Commercial/Office) and RMU (Residential Mixed Use) to CO (Commercial/Office) and LDR (Low Density Residential), by Paul Corder, Planning Director.

3. **Ordinance No. 16-5170**, second reading, changing 1235, 1249, 1253, and 1295 Murfreesboro Road and unaddressed property on Murfreesboro Road from RR (Rural Residential Agricultural) to CS (Commercial Service) in Ward 3 (17.43 acres; Tax Map 92, Parcels 16, 18, 19, 20.01 and 53.03), by Paul Corder, Planning Director. (Request by Melvin Sloan, Nancy Comer and Charles Dornan)

4. **Resolution No. 16-1924**, adopting a Plan of Services for the annexation of 418 Stumpy Lane and unaddressed property on Murfreesboro Road/U.S. 231 (Tax Map 92, Parcels 53.04 and 53.05; 24.17 acres) to be added to Ward 3, by Paul Corder, Planning Director. (Request by Jimmy Comer, Hendrick Contracting and Charles Dornan) (Passed 1st Reading – 3/15/16)

5. **Resolution No. 16-1925**, annexing unaddressed property at 418 Stumpy Lane and unaddressed property on Murfreesboro Road/U.S. 231, also identified as Tax Map 92, Parcels 53.04 and 53.05, containing 24.17 acres in the records of the Wilson County Assessor of Property to be added to Ward 3, by Paul Corder, Planning Director. (Request by Jimmy Comer, Hendrick Contracting and Charles Dornan) (Passed 1st Reading – 3/15/16)

6. **Ordinance No. 16-5171**, second reading, requesting a zoning approval of 24.17 acres on 418 Stumpy Lane and unaddressed property on Murfreesboro Road/U.S. 231 (Tax Map 92, Parcels 53.04 and 53.05) to CS (Commercial Service) and RR (Rural Residential Agricultural) in Ward 3, by Paul Corder, Planning Director. (Request by Jimmy Comer and Hendrick Contracting)

7. **Ordinance No. 16-5172**, second reading, to amend Title 14 by adding Section 14.804 (J) to create Conservation Development Design Guidelines, by Paul Corder, Planning Director.

11. NEW BUSINESS:

1. **Resolution No. 15-1892**, adopting a Plan of Services for the annexation of unaddressed property on US Highway 231/Hunters Point Pike (Tax Map 45, Parcels 26 and 26.04) to be added to Ward 1 (107.48 acres), by Paul Corder, Planning Director. (Request by Jerry Earwood)

2. **Resolution 15-1889**, annexing unaddressed property on US Highway 231/Hunters Point Pike, also identified as Tax Map 45, Parcels 26 and 26.04, containing 107.48 acres in the records of the Wilson County Assessor of Property to be added to Ward 1, by Paul Corder, Planning Director. (Request by Jerry Earwood)

3. **Ordinance 15-5038**, first reading, zoning unaddressed property on US Highway 231/Hunters Point Pike (106.14 acres; Tax Map 45, Parcels 26 and 26.04) as RS12 (Medium Density Single Family) District in Ward 1, by Paul Corder, Planning Director. (Request by Jerry Earwood)

4. **Resolution No. 16-1929**, to adopt the City of Lebanon Personnel Rules and Regulations Policy revisions relative to Social Media Use, by Sylvia Reichle, Human Resources Director.

5. **Ordinance No. 16-5184**, first reading, to accept bids for the construction of the extension of Legends Drive Project No. CL-14016 (2015-2016 Fiscal Year Budget), by Philip Craighead, Mayor; Fred Burton, Councilor; and Randy Laine, Engineering Director of Capital Projects.

6. **Ordinance No. 16-5185**, first reading, modifying specific language within the Hamilton Springs Specific Plan in Ward 6, by Paul Corder, Planning Director. (Request by Hamilton Springs, LLC)

7. **Ordinance No. 16-5186**, first reading, changing unaddressed property on Highway 109 South from RS20 (Low Density Single-Family) to IP (Planned Business/Industrial Park) (252.00 acres; Tax Map 94, Parcel 31) in Ward 4, by Paul Corder, Planning Director. (Request by Robert Earheart, Jr.)

8. **Ordinance No. 16-5187**, first reading, changing 1680 Franklin Road from RR (Rural Residential Agricultural) to CG (Commercial General) (4.90 acres; Tax Map 81, Parcel 116.03) in Ward 3, by Paul Corder, Planning Director. (Request by Sharon Robinson)

9. **Ordinance No. 16-5188**, first reading, changing unaddressed property on Maddox Simpson Parkway and S.E. Tater Peeler Road from RR (Rural Residential Agricultural) to IL (Industrial Light) in Ward 3 (19.00 acres; Tax Map 81, Parcels 77.08, 77.10 & 77.15; and Tax Map 92, Parcels 25 & 25.01), by Paul Corder, Planning Director.
(Request by Shin Yi Lien)

10. **Ordinance No. 16-5189**, first reading, to amend the Future Land Use Plan for the City of Lebanon, Tennessee, by changing the area between Lebanon Road (Highway 70), Highway 109 and the Nashville Eastern Railroad from IC (Industrial/ Commercial) and RMU (Residential Mixed Use) to IC (Industrial/Commercial) and RMU (Residential Mixed Use) (at Martha Station), by Paul Corder, Planning Director.

Line Item Transfer – After the Fact:

11. **Ordinance No. 16-5193**, first reading, to authorize a Line Item Transfer for the Stormwater Department (for Contractual Services – Annual TDEC MS4 Maintenance Fee; 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Robert Springer, Commissioner of Finance and Revenue.

Line Item Transfer – After the Fact:

12. **Ordinance No. 16-5194**, first reading, to authorize a Line Item Transfer for the Engineering Department (for Uniforms; 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Robert Springer, Commissioner of Finance and Revenue.

Line Item Transfer – Before the Fact:

13. **Ordinance No. 16-5195**, first reading, to authorize a Line Item Transfer for the Gas Department (for Repair & Maintenance Supplies; 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Robert Springer, Commissioner of Finance and Revenue.

14. **Ordinance No. 16-5196**, first reading, to authorize a budget amendment for the Legends Drive Extension Project (2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Robert Springer, Commissioner of Finance and Revenue.

15. **Ordinance No. 16-5197**, first reading, to authorize the 2016 Natural Gas Leak Survey (funds appropriated in the 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Lisa Lane, Purchasing Agent.

16. **Ordinance No. 16-5198**, first reading, to authorize the purchase of fireworks for various city sponsored events (to be appropriated in the 2016-2017 Fiscal Year Budget), by Lisa Lane, Purchasing Agent.

17. **Ordinance No. 16-5199**, first reading, to modify Sewer Treatment Septic Tank Dumping Fee from \$65 per load to \$35 per load, by Jeff Baines, Commissioner of Public Works.

Line Item Transfer – Before the Fact:

18. **Ordinance No. 16-5200**, first reading, to authorize a budget amendment for the Gas Department (to support new gas main & service installation; 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Robert Springer, Commissioner of Finance and Revenue.

19. **Ordinance No. 16- 5201**, first reading, to approve the annual renewal of the contract with James N. Bush Construction Company, Inc., for Gas System Rehabilitation/Improvements, Project No. CL10015 (2015-2016 & 2016-2017 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works.

Line Item Transfer – Before & After the Fact:

20. **Ordinance No. 16-5202**, first reading, to authorize Budget Amendments and Line Item Transfers for the Fire Department (allocating funds received from overtime worked at Fairgrounds; 2015-2016 Fiscal Year Budget), Chris Dowell, Fire Chief, and Robert Springer, Commissioner of Finance and Revenue.

Line Item Transfer – Before the Fact:

21. **Ordinance No. 16-5203**, first reading, to authorize a budget amendment for the Police Department (allocating funds received from Community Events; 2015-2016 Fiscal Year Budget), by Mike Justice, Police Chief, and Robert Springer, Commissioner of Finance and Revenue.

Line Item Transfer – Before the Fact:

22. **Ordinance No. 16-5204**, first reading, to authorize a budget amendment for the Annual Street Paving (allocating funds received from Wilson County for paving improvement as a result of swapping city owned right-of-way on Lake Street and the Old Courthouse Parking Lot owned by the county; 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Robert Springer, Commissioner of Finance and Revenue.

Line Item Transfer – Before the Fact:

23. **Ordinance No. 16-5205**, first reading, to authorize the purchase of a tractor with frail mower for the Street Department (replacement equipment; 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Robert Springer, Commissioner of Finance and Revenue.

24. **Ordinance No. 16-5206**, first reading, to purchase fencing and gates for the Water/Sewer Building on Carver Lane (funds appropriated in the 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Lisa Lane, Purchasing Agent.

25. **Ordinance No. 16-5209**, first reading, to retain outside legal counsel for the Appeal of George Greenwood and Janet Langley vs. City of Lebanon pursuant to Article IX, Section 5, of the Lebanon City Charter, by Andy Wright, City Attorney.

12. ADJOURNMENT

CITY COUNCIL MEETING

April 5, 2016

The City Council met in regular session in the Town Meeting Hall of the City of Lebanon Administration Building at Castle Heights.

Prior to calling the Regular Called City Council Meeting to order, Mayor Craighead announced there will be three withdrawals on this evening's agenda: Ordinance No. 16-5190 will be brought to the Beer Board prior to being brought back here. Ordinance 16-5191 and Ordinance 16-5192 will be brought back at a later date, once more information has been obtained. The Mayor will keep everyone informed on what progress is being made.

Mayor Craighead called the Regular Called City Council Meeting to order at 6:00 p.m.

Invocation was given by Tim Hill, Director of the Family Floyd Center.

Tim Hill, Director of the Family Floyd Center led the Pledge of Allegiance to the United States Flag.

Council members present: Lanny Jewell, Fred Burton, Rob Cesternino, Bernie Ash, Tick Bryan and Rick Bell. Also present were Robert D. Springer, Commissioner of Finance and Revenue; Andy Wright, City Attorney; and Jaci Diebner, Secretary.

Approval of Minutes:

Motion was made by Councilor Burton, seconded by Councilor Cesternino, to approve the minutes of the March 15, 2016, Regular Called City Council Meeting. Councilor Jewell asked that the buffer and protection for the subdivisions discussion with Planning Commission Chairman David Taylor and Planning Director Paul Corder be reflected in the Minutes. The Council Secretary agreed. Motion carried unanimously. Minutes were approved.

Motion was made by Councilor Bryan, seconded by Councilor Bell, to approve the minutes of the March 17, 2016, Special Called City Council Meeting. Motion carried unanimously. Minutes were approved.

Motion was made by Councilor Jewell, seconded by Councilor Burton, to approve the minutes of the March 31, 2016, Special Called City Council Meeting. Motion carried unanimously. Minutes were approved.

Communication from Citizens:

No citizens chose to address the Mayor or City Council at this time.

Communication from Mayor:

Mayor Philip Craighead welcomed Boy Scout Troop 643, of First United Methodist Church, to this evening's meeting, the young men are working on obtaining the Merit Badge of Communication.

Mayor Craighead reminded the Councilors that a work session is scheduled this Saturday, April 9, 2016, from 8:30 a.m. until 1:30 p.m. Breakfast will be at 8:15.

The Mayor announced there is lot's going on this upcoming weekend in Lebanon. Youth Leadership Wilson is participating in "Hungry for Heroes." This is a canned food drive for Wilson County students occurring from 9-11 a.m. on April 2nd at Mt. Juliet Christian Academy and from 9-11 a.m. on April 9th at Castle Heights Elementary.

The City's Project Think Green--Think Clean is being held at the Prime Outlets Mall from on Saturday, April 9, 2016, beginning at 12:00 p.m. until 3:00 p.m. Lebanon children will be picking up litter all over the City during the morning hours.

The Mayor reminded the Council that the Wilson County Civic League will host it's annual banquet this Saturday, April 9, 2016 in Baird's Chapel at Cumberland University, at 6:00 p.m. Councilor Fred Burton will be this year's emcee.

Reports from Committees / Aldermen / Officers:

1) Councilor Jewell reminded everyone the Spring Clean Up is underway and will continue through next week. He asked citizens to take advantage of it.

Regarding the out of date parking ordinance, Councilor Jewell requested input from Council on how the problem might be solved. He has also spoken with Chief Mike Justice to see what can be done. Some people in his ward are having trouble backing out of their driveways due to cars being parked on the streets. Councilor Jewell feels this has been a chronic problem. The Councilor requested Chief Justice give an update on where the discussions are as far as what can be done to alleviate the problem. Chief Justice has pulled several ordinances from across the country in towns of

our size, that address the parking issues of residents in Councilor Jewell's ward. Chief Justice noted there seem to be issues everyday. In reference to Councilor Jewell's reference to special gatherings, he will compile that information in a format that he can send out to the Council. He surmised that the City needs to update the parking ordinance in order that it is appropriate for these situations. Councilor Jewell welcomed any ideas folks have that would alleviate parking problems. He understands that City Attorney Wright should be in on this conversation as well. Chief Justice will also get the Planning office involved in the discussion to come up with a workable solution.

2) Councilor Fred Burton has some updated information on the traffic light at Bluebird Road at Hwy. 70. He read the following: *We are waiting on approval of the right of way authorization request. This request was submitted on April 20, 2015; but, has not been approved because of the funding shortage for this type project. We provide that explanation from Steed Management group has a problem getting the funding freed up for the project. I understand that Steed was to meet with the local representatives to discuss the project. As soon as the right-of-way funding is authorized, we are ready to distribute the first right-of-way plan, so that Phase of the work can begin. There is a proposed acquisition on one corner of the intersection and assessments on two other corners of the intersection. The schedule shows that the final right-of-way plans distribution. Activities scheduled on December 2016. The turn is currently scheduled for July 27, 2016 for a letting in October 2016. The schedule can be accelerated if the right-of-way funding is made available. Of course, the right-of-way phase of the project, is the critical path item at this point other than the right-of-way funding issue. Completing the design should not be a problem. Book Engineering is the consultant on the project.*

Councilor Burton added, "So, that is the latest update I have on the traffic light at Bluebird Road and C. L. Manier, which is needed badly. If you get a chance, Mayor, the next time you are down to the Tennessee Department of Transportation, because I would like to have that light before the rodeo comes to town and also the Fair, if there is any way possible."

3) Councilor Cesternino asked if Council was still having an Executive Session after this Council Meeting. The Mayor replied, yes.

4) Councilor Tick Bryan complimented Councilor Burton on the sidewalks that are on East Spring Street. Councilor Bryan has been working in that area the last month or so; and the sidewalk crews are really doing great job. The new sidewalks are on both sides of the street and look really nice. He invited citizens to take a walk down there. It makes such a big difference---- he wishes we could do that all over town. Mayor Craighead stated one of these days we should be able to--we are working on it--but, it takes a while, that's for sure.

Motion was made by Councilor Cesternino, seconded by Councilor Bell, to suspend the rules in order for a presentation to Councilor Burton. Motion carried unanimously. Rules were suspended.

Barry Owens, a resident of Lebanon and constituent of Councilor Burton, presented Councilor Burton with a birthday cake in honor of his birthday.

Mr. Owens stated, "From the community to Councilman Burton, whose birthday was yesterday, we just want to let you know that we appreciate your twenty years of service as Councilman, as well as, all the various boards that you have served on over the years. No man has done more for his community than Councilman Burton."

The Council and audience sang Happy Birthday to the Councilor. Councilor Cesternino joked, "I have never met a man with a greater ability to eat for free in my whole life."

Old Business:

Ordinance No. 16-5181, second reading, to enter into an Interlocal Agreement with Wilson County Government for waste tires (feedstock) for the Gasification Plant's production of clean energy, by Jeff Baines, Commissioner of Public Works.

Motion was made by Councilor Cesternino, seconded by Councilor Burton, to amend said Ordinance to reflect that approval is subject to any fine tuning of the legal language between the City and County Attorneys. Motion carried unanimously. Ordinance was read and amended to reflect that approval is subject to any fine tuning of the legal language between the City and County Attorneys.

Motion was made by Councilor Cesternino, seconded by Councilor Bryan, to pass said Ordinance on second/final reading. Main motion carried unanimously. Ordinance was read and passed on second/final reading.

Ordinance No. 16-5182, second reading, to authorize the purchase of a used roll off truck for Gasification Plant feedstock (wood waste) hauling (2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works. (*Line Item Transfer – Before the Fact*)

Motion was made by Councilor Burton, seconded by Councilor Cesternino, to pass said Ordinance on second/final reading. Motion carried unanimously. Ordinance was read and passed on second/final reading.

Ordinance No. 16-5183, second reading, to amend the Agreement with PHG Energy Services for purchase of/contract for various equipment, accessories and services for logistical operation of the City of Lebanon Gasification Plant Project (2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works. (*Line Item Transfer – Before the Fact*)

Motion was made by Councilor Burton, seconded by Councilor Cesternino, to pass said Ordinance on second/final reading. Motion carried unanimously. Ordinance was read and passed on second/final reading.

New Business:

Council approval of a Certificate of Compliance for a Retail Package Store (Applicant: Brian Gleaves; West Main Wines & Spirits, LLC; 512-B West Main Street), by Robert Springer, Commissioner of Finance and Revenue.

Motion was made by Councilor Cesternino, seconded by Councilor Burton, to approve a Certificate of Compliance for a Retail Package Store by Brian Gleaves; West Main Wines & Spirits, LLC. 512-B West Main Street. Motion carried unanimously. Certificate of Compliance was approved for a Retail Package Store for Brian Gleaves; West Main Wines & Spirits, LLC. 512-B West Main Street.

Resolution No. 16-1927, to adopt and accept the updated Airport Layout Plan (approved by Lebanon Airport Commission; 2015-2016 Fiscal Year Budget), by Randy Laine, Engineering Director of Capital Projects.

Motion was made by Councilor Burton, seconded by Councilor Bell, to pass said Resolution on first reading. Motion carried unanimously. Resolution was read and passed.

Ordinance No. 16-5174, first reading, to authorize a Line Item Transfer for the Beautification Fund (for the Think Green, Think Clean Project; 2015-2016 Fiscal Year Budget), by Robert Springer, Commissioner of Finance and Revenue. (*Line Item Transfer – Before the Fact*)

Motion was made by Councilor Jewell, seconded by Councilor Cesternino, to pass said Ordinance on first reading. Motion carried unanimously. Ordinance was read and passed on first reading.

Ordinance No. 16-5175, first reading, to authorize a Line Item Transfer for the Jimmy Floyd Family Life Center (for Contractual Services; 2015-2016 Fiscal Year Budget), by Tim Hill, Floyd Center Director, and Robert Springer, Commissioner of Finance and Revenue. (*Line Item Transfer – Before the Fact*)

Motion was made by Councilor Burton, seconded by Councilor Jewell, to pass said Ordinance on first reading. Motion carried unanimously. Ordinance was read and passed on first reading.

Ordinance No. 16-5176, first reading, to authorize Line Item Transfers for the Police Department (for Public Relations & Training; 2015-2016 Fiscal Year Budget), by Mike Justice, Police Chief, and Robert Springer, Commissioner of Finance and Revenue. (*Line Item Transfer – Before & After the Fact*)

Motion was made by Councilor Burton, seconded by Councilor Bryan, to pass said Ordinance on first reading. Motion carried unanimously. Ordinance was read and passed on first reading.

Ordinance No. 16-5177, first reading, to approve bids for the haul & disposal of sludge for the Water Plant (funds appropriated in the 2015-2016 Fiscal Year Budget), by Jeff Baines, Commissioner of Public Works, and Lisa Lane, Purchasing Agent.

Motion was made by Councilor Bryan, seconded by Councilor Cesternino, to pass said Ordinance on first reading. Motion carried unanimously. Ordinance was read and passed on first reading.

Ordinance No. 16-5179, first reading, to authorize Line Item Transfers for the Human Resources Department (for Postage/Shipping and Printing; 2015-2016 Fiscal Year Budget), by Sylvia Reichle, Human Resources Director, and Robert Springer, Commissioner of Finance and Revenue. (*Line Item Transfer – Before & After the Fact*)

Motion was made by Councilor Burton, seconded by Councilor Cesternino, to pass said Ordinance on first reading. Motion carried unanimously. Ordinance was read and passed on first reading.

Ordinance No. 16-5180, first reading, to authorize Line Item Transfers for the Accounting Department (2015-2016 Fiscal Year Budget), by Robert Springer, Commissioner of Finance and Revenue. (*Line Item Transfer – Before & After the Fact*)

Motion was made by Councilor Burton, seconded by Councilor Cesternino, to pass said Ordinance on first reading. Motion carried unanimously. Ordinance was read and passed on first reading.

Ordinance No. 16-5190, first reading, to amend the Lebanon Municipal Code, Title 8, Chapter 2, relative to Special Event Beer Permits, by Mayor Philip Craighead.

Withdrawn prior to Council Meeting.

Ordinance No. 16-5191, first reading, to enter into a Public/Private Partnership to develop an Industrial Park, by Mayor Philip Craighead.

Withdrawn prior to Council Meeting.

Ordinance No. 16-5192, first reading, to enter into a Public/Private Partnership to develop an Industrial Park, by Mayor Philip Craighead.

Withdrawn prior to Council Meeting

Mayor Craighead announced following this meeting, the Mayor and Council will meet in Executive Meeting with City Attorney Andy Wright.

The Regular Called City Council Meeting of March 1, 2016 adjourned at 6:23 p.m.

Attest:

Approved:

Robert D. Springer
Commissioner of Finance & Revenue

Philip Craighead
Mayor

Secretary:

Jaci Diebner

Revised
Attachment

ORDINANCE NO. 16-5181

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON
TO ENTER INTO AN INTERLOCAL WITH WILSON COUNTY GOVERNMENT FOR
WASTE TIRES (FEEDSTOCK) FOR THE GASIFICATION PLANT'S PRODUCTION
OF CLEAN ENERGY**

WHEREAS, the City of Lebanon (City) entered into an agreement with PHG Energy for the development of the gasification (waste-to-energy) project per Ordinance No. 15-4849 in February 2015; and

WHEREAS, the City qualified and received a \$3.5 million Qualified Energy Conservation Bond loan from the Tennessee Department of Environment and Conservation (TDEC); and

WHEREAS, the City received a \$250,000 Clean Tennessee Energy Grant; and

WHEREAS, TDEC considers disposal of waste tires as a critical need for a safe and clean environment; and

WHEREAS, waste tires may be utilized as feedstock for the Gasification Plant and converted to safe and clean energy; and

WHEREAS, Wilson County Government (County) is responsible to TDEC for waste tire disposal for waste tires in Wilson County; and

WHEREAS, an interlocal agreement between City and County governments indicates leadership in providing a safe and clean environment for both today and future generations.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance and Revenue are hereby authorized to enter into the Waste Tire Interlocal Agreement, attached hereto by reference as if appearing verbatim herein, with Wilson County Government.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: 3/31/16

Passed second reading: _____

Waste Tire Interlocal Agreement

Date _____

Prepared for:

Wilson County Solid Waste
Urban Type Public Facilities Board
% Cindy Lynch
378 Dump Road
Lebanon, TN 37087

Prepared by:

City of Lebanon
Jeff Baines, Commissioner of Public Works
200 North Castle Heights Avenue
Suite 300
Lebanon, TN 37087

Objective:

The City of Lebanon (City) and Wilson County (County) Governments are proposing to enter into an interlocal agreement in support of the Waste-To-Energy (Gasification) Project to be located at the Waste Water Treatment Plant on Hartmann Drive. The City is responsible for all infrastructure, equipment and operations. The County is responsible for supporting the project with waste tires from various businesses and other sources.

Concept:

The City shall collect and recycle County produced and generated tires for \$0.90 per tire (service fee).

The following conditions apply:

The City shall provide a permitted, state approved collection location(s) within Lebanon and/or Wilson County. All tires brought in must be de-rimmed and free of mixed debris, hazardous material, and relatively free of water and dirt. All tires will be recycled to meet or exceed state law and regulations.

Tires from County dealers, residences, and second hand vendors will be accepted at the City location(s). All tires will be weighed and counted. Manifest for all tires and scale tickets will be reported to the County Solid Waste Department for review along with a monthly invoice. The City reserves the right to negotiate hauling, transportation, and other related fees with tire producers in the County. All tires brought into the facility will be invoiced to the County regardless of the source with the exception of tires that are not eligible for state reimbursement. Appropriate documentation will be generated with reports. The County agrees to supply a roll off container at the landfill for any tires brought into that facility and will be responsible for transporting to the City drop off location. By entering this agreement, the County will significantly reduce transportation cost incurred on a yearly basis.

Agreement Attached

GENERAL CONDITIONS
INTERLOCAL SERVICE AGREEMENT

Agreement Date _____

City of Lebanon (City) or any of its applicable subsidiaries or affiliates performing hereunder (City) hereby warrants to Wilson County Solid Waste (County) that all Waste Tires collected from County shall be recycled in accordance with the waste tire rules enacted by governing local, state and federal regulatory agencies.

City requests County contact Liberty and request contract termination effective October 1, 2016 ±. City understands County may need to negotiate Liberty contract termination schedule. Notwithstanding County will pay City for all tires collected and disposed of by the City upon execution of this Agreement.

1. **Term.** The initial term of this Agreement shall be thirty-six (36) months, commencing on the Effective Date of Service ("Term"). On each anniversary of the Effective Date of Service, the Term shall automatically be extended by one (1) additional year unless, at least sixty (60) days prior to any such anniversary, one party hereto notifies the other party hereto, in writing, that it does not wish to extend the Term beyond the then current expiration date. Such automatic extension and option to cancel such automatic extension shall continue until this Agreement expires in accordance with the terms of this provision, or is terminated as otherwise provided herein, or is terminated by the mutual agreement of the parties hereto. Should County lease or sell the landfill to a third party this contract shall remain in effect.

2. **Exclusivity.** City has invested and based upon this Agreement will invest capital, expertise, time and resources to perform this Agreement. Accordingly, during the Term of this Agreement, (1) County agrees to deal, negotiate, and contract exclusively with City for any and all Waste Tire related services provided by City to County under this Agreement, including without limitation, the transportation, processing, recycling, resale, and/or disposal of Waste Tires (collectively, 'Services'), (2) County agrees not to deal, negotiate, and/or contract with any other person, corporation, or other entity-whether directly and/or indirectly- for Services, and (3) in connection with this Agreement, the parties agree that each will not, directly or indirectly, interfere with, circumvent or attempt to circumvent, avoid, by-pass, hinder, evade, or obviate (a) one another, (b) each other's interests in or to the benefits of this Agreement, and/or (c) the interests or relationships that either party has with any other person, corporation, or other entity including without limitation customers, manufacturers, producers, sellers, buyers, vendors, brokers, dealers, distributors, refiners, and/or shippers to affect, changes, increase, decrease, and/or avoid, directly or indirectly, the obligations of one another under this Agreement.

3. **Fees, Charges and Payment.** County shall pay City for its Services in accordance with the Service Fees set forth on the first page of this Agreement and these General Conditions. County shall pay City at City's address on page 1 of this Agreement. The Service Fees and other charges set forth herein may be adjusted after the first anniversary of the Effective Date of Service to reflect (a) increases in the Consumer Price Index (provided that such increases require the prior approval of County). All payment shall be due within fifteen (15) days of invoice. County is responsible for any and all environmental cost recovery charges, environmental compliance charges or other similar charges related to upgrading or maintaining County's facilities, including without limitation as such charges are incurred in order to operate any or all of its facilities at operating standards which are in excess of what may be required by applicable federal, state or local environmental laws or regulations. All permitting, transportation, and collecting practices at the landfill are the responsibility of the County unless otherwise notified. All permitting, transportation, and collecting practices at the City sites are the responsibility of the City unless otherwise notified. Should any state rule be implemented resulting in an increase of operational cost(s) to City or a decrease in reimbursement to County, County and City agree fees shall be renegotiated in good faith.

4. **Diversions.** City shall maintain a permitted, clean, up to date drop off location(s) for all tires associated with the County. These locations shall be equipped with scales and staff to appropriately document, catalog, and report weights and counts for County for their purposes.

5. **Governmental Taxes, Fees and Charges.** County shall be responsible for any and all taxes, fees or other charges imposed by local, state or federal laws and/or regulations upon the collection, transportation, processing, recycling and/or disposal of County's Waste Tires.

6. **Equipment.** All equipment for collection, and storage at the landfill facility shall be the responsibility of the County and maintained by the County. No equipment will be provided in this contract unless notified. If necessary, the City will provide a roll off container to aid in volume and hauling.

7. **Waste Tires.** County warrants that the Waste Tires delivered to City shall be in as dry a condition as possible (no more than 10 milliliters of water in each) and shall be free of oil, petroleum and any other hazardous or toxic wastes as defined by local, state or federal laws and/or regulations. It is understood and agreed that County shall not deliver to City any split or chopped tires, solid rubber tires, baled tires, tires containing a heavy accumulation of dirt, or tires exceeding 54 inches in height or 18 inches in width or any waste other than Waste Tires (collectively, "Unacceptable Waste"). County further agrees that if any Unacceptable Waste is delivered by County, City may, at its election, (i) return such Unacceptable Waste to County, or (ii) charge a negotiated supplemental fee to County for special handling and/or disposal of such Unacceptable Waste.

8. **Title.** Title to the Waste Tires shall pass to City upon either the (i) payment of City's Service Fees and other charges due for such Waste Tires, or (ii) removal of such Waste Tires by City from County's premises, and (iii) a monthly collection report shall be generated for County. If County fails to pay City's Service Fees and/or other charges, City, at its option, may unload and/or return County's Waste Tires, in which event County shall remain liable to City for 100% of the Service Fees and other charges due for such Waste Tires. Notwithstanding the foregoing, title to and liability for Non-Conforming Tires shall always remain with County.

9. **Provision of Services, if applicable.** To the extent not otherwise covered by insurance, City shall be responsible for damages to County's property directly resulting from any actions of City, its agents or employees in connection with providing the Services to County pursuant to this Agreement; provided, however, that City shall not be responsible for any damages if County was aware of any condition affecting County's property which contributed to or caused such damage and did not inform City.

10. **Indemnity and Related Provisions.** County agrees, to the extent allowed by Tennessee law, to pay, indemnify, defend, and hold harmless City and its employees, agents, and representatives from and against any and all claims, causes of actions, controversies, demands, damages, losses, costs, fines and/or liabilities (collectively, 'Causes of Action') relating to and/or arising out of (1) the operation, use, or possession of the equipment by County, (2) each and every deficiency, defect, characteristic, and/or other condition of County's property and/or Waste Tires, including the delivery of Unacceptable Waste, (3) County's breach or nonperformance of any covenant, provision, representation or warranty made by County hereunder, (4) County's activities in connection with this Agreement or the Services, and (5) County's violation of any laws or regulations, save and except for Causes of Action resulting from City's willful misconduct or grossly negligent conduct. This provision applies to and includes without limitation claims and causes of action for death, personal injury, and/or damage to property or the environment. This indemnification specifically includes any injury to County's employees that may result from the employee's handling or loading of Waste Tires.

11. **Insurance.** In addition to County's obligations under Section 6 hereof, County shall maintain insurance as required by state law.

12. **Right to Compete.** County grants City the right to compete with any offer which County receives (or intends to make) relating to the provision of Waste Tire collection, transportation, processing, recycling, resale and/or disposal

services upon the termination of this Agreement, and agrees to give City written notice of any such offer and a reasonable opportunity to respond to it. If City agrees to provide services on the same terms as those set forth in the offer, County shall contract with City for such services.

13. Default and Remedies. In the event either party breaches this Agreement and fails to cure any such breach within thirty (30) days of written notice thereof, the non-defaulting party shall have all rights and remedies set forth in this Agreement and all rights and remedies available at law or in equity.

14. Force Majeure. Except for their respective obligations to pay any sums of money due hereunder, each party hereto shall be excused for any delay or failure in the performance of their respective obligations hereunder, and shall not be liable for failure to perform or considered in default hereunder, if and to the extent that such delay or failure is caused by occurrences beyond such party's reasonable control and is not caused by such party, including, but not limited to, governmental laws or regulations, strikes or other labor disputes, civil commotion, sabotage, acts of terrorism, war, fire, casualty, flood, earthquake, explosion, weather, or acts of God.

15. Notice. Any notice to be given hereunder shall be in writing and shall be delivered by hand, certified mail or overnight courier to the respective party at the address set forth below or such other address as either party shall designate by written notice to the other party. Any such notice shall be deemed effectively served as of the date of delivery unless delivery is refused or cannot be made, in which event notice shall be deemed given upon mailing.

Wilson County Government
 Wilson County Solid Waste Director
 378 Dump Rd.
 Lebanon, TN 37087
 Phone: 615-444-8360
 Email: wcsolid@gmail.com

City of Lebanon Government
 Commissioner of Public Works
 200 North Castle Heights Ave.
 Lebanon, TN 37087
 Phone: 615-443-2824
 Email: jeff.baines@lebanontn.org

16. Waiver. The failure of City or County to enforce, at any time or for any period of time, any one or more of the provisions of this Agreement shall not be construed to be, and shall not be, a waiver of any such provision or provisions or of its right thereafter to enforce each and every such provision; provided, however, final payment to City constitutes a full and final release of any claims that County may have against City.

17. Severability. If any provision of this Agreement is determined to be illegal or unenforceable, such provision shall be deemed amended to the extent necessary to conform to applicable law, or, if it cannot be so amended without materially altering the intention of the parties, it shall be deemed stricken and the remainder of this Agreement shall remain in full force and effect.

18. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Tennessee and any disputes arising from this Agreement shall be heard in the appropriate court of Wilson County in which such waste tire facility is located.

19. General Provisions. This Agreement (i) constitutes the entire contract between the parties with respect to the Services contemplated hereunder, (ii) may only be changed, modified or amended by a writing signed by both parties hereto, and (iii) shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. The representations, warranties and indemnifications contained herein shall survive the termination of this Agreement. If any conflict or differences exist in this Agreement between items that are printed and those that are typed or written, the typed or written language shall govern. Each party agrees, represents and warrants to the other that it has not made, and makes no statements, representations and/or warranties that are not contained in this Agreement, and neither party has relied on any fact, statement, representation, and/or warranty that is not contained in this written Agreement. Each party hereby represents and warrants that the execution and performance of this Agreement have been duly authorized by such party and that this Agreement is a valid and binding obligation of such party, enforceable in accordance with its terms. This Agreement may be executed in two or more counterparts, each

of which shall be deemed to be an original but all of which shall be deemed to be one and the same instrument. A facsimile or pdf signature binds the same as an original.

County

City

(Authorized Signature)

(Authorized Signature)

(Title) (Date)

(Title) (Date)

(Witness)

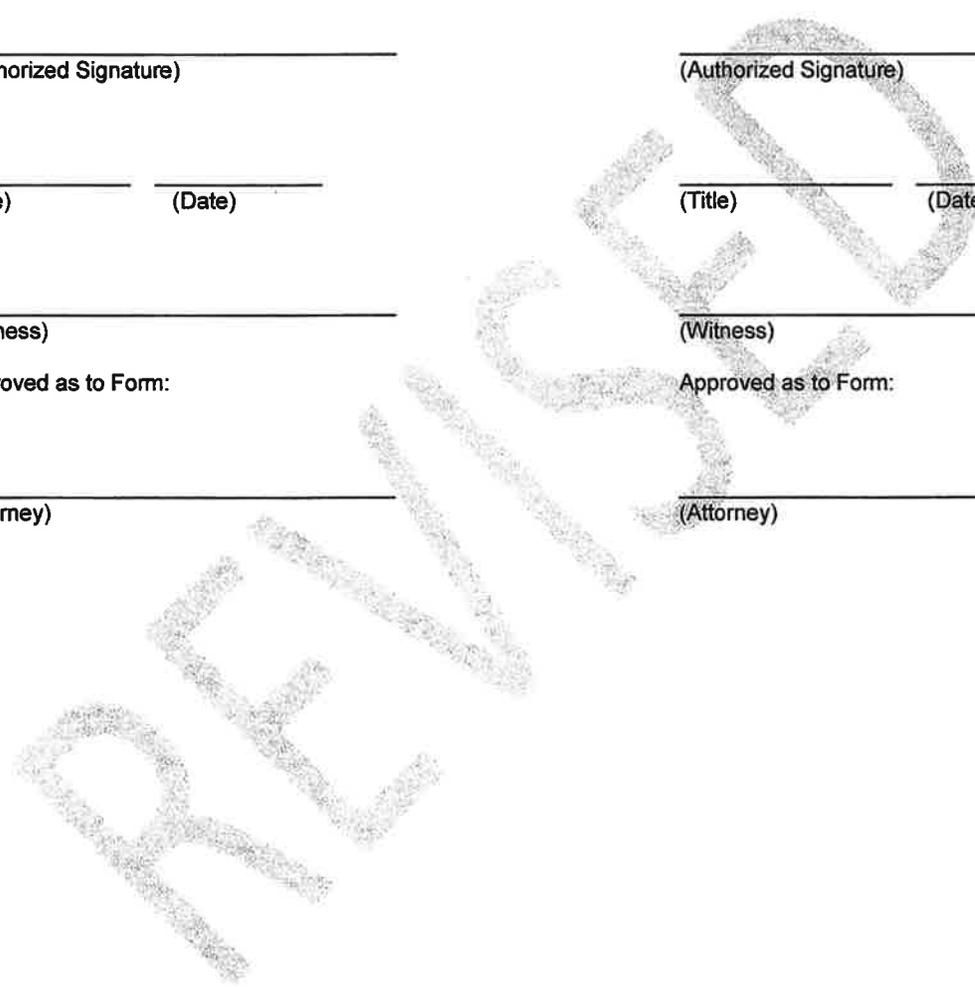
(Witness)

Approved as to Form:

Approved as to Form:

(Attorney)

(Attorney)



LEGENDS OF LEBANON AWARD

An elite group of businessmen and women have made their mark on the City of Lebanon's business scene. It is appropriate that these individuals are recognized for their contributions to the financial, retail and industrial growth and stability of our community.

John T. Baugh, Jr. has a contagious enthusiasm for aviation, which began in 1965 with a Stearman Bi-Plane. Since then he has owned more than 40 aircraft and flown more than 150 different types.

John's interest in and contributions to aviation reach around the world, but his most significant contribution to aviation may well be the thousands of young people he has introduced to flying. He is a founding member of EAA's Young Eagles Program that has now introduced over one million children to aviation.

John served as a member of the Experimental Aircraft Association's Board of Directors for nearly a quarter-century; for 22 years as a Board Member of EAA's Warbirds of America; as well as serving as President of EAA Warbirds for eight years. He was the founder and past President of Warbirds Squadron One, the TN Wing of Warbirds of America and the first Statewide Chapter in America. John was inducted into the EAA Warbirds Hall of Fame in 1995. In 1999, he was awarded the Grand Champion Warbirds Volunteer Award for his years of service to EAA and Warbirds of America.

In 1989, Governor Ned McWherter appointed John to serve on the Tennessee Aeronautics Commission, where he later served as Chairman and Vice Chairman during fifteen years of service to the State of Tennessee's Department of Transportation, Division of Aeronautics.

In 2004, John was inducted into the Tennessee Aviation Hall of Fame. He also served on the Board of Directors for the Tennessee Hall of Fame. He was awarded the "Award of Excellence" in 2005 for his service to the Commission and the Tennessee Hall of Fame.

John and his wife, Deborah, share a prestigious 1998 "Telly" Award for their role in the production of a sixty minute aviation special entitled "Keep 'em Flying" that aired on the ESPN television network. The film highlighted the lengthy and painstaking process of restoring "Warbirds" aircraft.

John holds a Commercial Pilot Certificate with single and multi-engine, and instrument flight instructor ratings, land, sea and helicopter. He is type rated in the B-17, B-25, P-51 and P-47 Warbirds and also waived by the FAA for ground level aerobatics. As an instructor for 45 years, John has been designated by the Federal Aviation Administration as a Safety Designee and a Designated L.O.A. Examiner. He holds FAA Certification Authority for Wingman and Flight Leader awards for formation flying within waived airspace.

John is a Navy Veteran and served during the Korea era. He served on a naval destroyer for four years.

He is the majority stockholder, CEO, and founder of Centurion Products Inc. in Nashville, which he started in 1969.

John is well known across the country for his performance in air shows. He flew his P-51 Mustang, Miss Coronado, which he owned for many years.

John has three children, Dana Baugh Goodman, John Baugh III, and Jan Baugh; five grandchildren; and one great grandbaby who all reside in the Nashville and Lebanon area.

John and Deborah reside in Lebanon and have a hangar at the Lebanon Airport where they still fly their matching Beechcraft T-34 trainers in formation.

John's service to young aviators with dreams of flying is well noted and appreciated. He has also made many contributions to the City of Lebanon through his service on the Lebanon Municipal Airport Commission and various city advisory committees, including the committee to evaluate and recommend the sale of the city's electric system. We are proud to recognize those exemplary individuals who make lasting contributions to our community and our young people.

ORDINANCE NO. 16-5174

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A LINE ITEM TRANSFER FOR THE BEAUTIFICATION FUND

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a line item transfer is necessary for the Beautification Fund relative to the Think Green Think Clean project; and

WHEREAS, the appropriate line item transfer is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance shall make the following line item transfer in the FY 15 – 16 City of Lebanon budget:

Department: Beautification

From: 12043000-72300	Public Relations & Notices	\$2,000.00
To: 12043000-77150	Transfer to other funds	\$2,000.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: 4/05/16

Passed second reading: _____

CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM FINANCE DEPT.
 FY 2015-2016 2016 FEB 29 AM 9: 27

FOR ACCOUNTING PURPOSES ONLY	
BGT # _____	
POSTED	_____
REF #	_____
INITIALS	_____

DEPARTMENT Beautification

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
120-43000-72300	Public Relations & Notices	\$ 2,000.00	
		\$ -	
	Total	\$	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
			\$
12043000 - 77150	Transfer to other Funds		2,000.00
	Total		\$

REQUESTED BY RT BALDWIN

DATE 2-25-16

DEPARTMENT HEAD [Signature]

DATE 2/25/16

COMM. OF FINANCE [Signature]

DATE 3/11/16

MAYOR [Signature]

DATE 3/15/16

REASON FOR THIS TRANSFER:

Transfer for 2015-2016 Think Green Think Clean

ORDINANCE NO. 16-5175

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A LINE ITEM TRANSFER FOR THE JIMMY FLOYD FAMILY LIFE CENTER

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a line item transfer is necessary to cover contractual services for the remainder of the fiscal year for the Jimmy Floyd Family Life Center; and

WHEREAS, the appropriate line item transfer is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance shall make the following line item transfer in the FY 15 – 16 City of Lebanon budget:

Department: JFFC

From: 12244431-73100 Office Supplies \$1,500.00

To: 12244431-72900 Contractual Services \$1,500.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading:

4/05/16

Passed second reading:

CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
 FY 201 -201

FINANCE DEPT

2016 MAR 15 AM 10:32

FOR ACCOUNTING PURPOSES ONLY	
BGT #	_____
POSTED	_____
REF #	_____
INITIALS	_____

DEPARTMENT JFFC

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
*12244431 73100	Office Supplies	1500	

Total \$ -

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
12244431 72900	Contractual Services		1500

Total \$ -

REQUESTED BY _____
DEPARTMENT HEAD [Signature]
COMM. OF FINANCE [Signature]
MAYOR _____

DATE _____
DATE 3/16/16
DATE 3/17/16
DATE _____

REASON FOR THIS TRANSFER:
Transfer for Remainder of Budget Year -

*12244431 - 73100 current balance = \$4,267.39

ORDINANCE NO. 16-5176

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE LINE ITEM TRANSFERS FOR THE POLICE DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, line item transfers are necessary to cover training for new hires and public relations and notices for the remainder of the fiscal year for the Police Department; and

WHEREAS, the appropriate line item transfers are incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance shall make the following line item transfers in the FY 15 – 16 City of Lebanon budget:

Department: Police

From: 11042100-73310	Gas	\$12,500.00
To: 11042100-72300	Public Relations and Notices	\$2,500.00
10042100-72480	Training	\$10,000.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: 4/05/16

Passed second reading: _____

CITY OF LEBANON ACCTG. DEPT.

BUDGET AMENDMENT FORM 2016 MAR 17 PM 3:25

FY 2015-2016

FINANCE DEPT.

FOR ACCOUNTING PURPOSES ONLY

BGT # _____

POSTED _____

REF # _____

INITIALS _____

DEPARTMENT Police

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
110-42100-73310	Gas	\$ 12,500.00	
	Total	\$ 12,500.00	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
110-42100-72300	Public Relations and Notices		\$ 2,500.00
110-42100-72480	Training		\$ 10,000.00
	Total		\$ 12,500.00

REQUESTED BY William Glover

DATE 3/17/2016

DEPARTMENT HEAD 

DATE 3-17-16

COMM. OF FINANCE 

DATE 3-21-16

MAYOR _____

DATE _____

REASON FOR THIS TRANSFER:

To transfer before the fact 10k for training, to cover new hires to attend the police academy. To transfer part before the fact and part after the fact in to Public Relations and Notices to cover newspaper notices, ads, and to cover a donation for 3 students for compete in the state competition in Criminal Justice and a Lebanon Police ad for CU baseball field.

ORDINANCE NO. 16-5177

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE BIDS FOR THE HAUL AND DISPOSAL OF SLUDGE FOR THE WATER PLANT

WHEREAS, the City of Lebanon has recently requested bids for the haul and disposal of sludge for the Water Plant; and

WHEREAS, competitive bidding for this project was opened on March 23, 2016, wherein the City of Lebanon received the following bid; and

<u>COMPANY</u>	<u>AMOUNT OF BID</u>
Twelve Oaks	\$135.00 per load / approximately 740 loads per year (\$99,900.00 approximate total)

WHEREAS, funds for this project are appropriated in the 2015 – 2016 fiscal year budget in line item #41152113-72900.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to enter into a contract with Twelve Oaks to haul and dispose of sludge from the Water Plant in the amount of One Hundred Thirty-five Dollars (\$135.00) per load for an approximate total of Ninety-nine Thousand, Nine Hundred Dollars and No Cents (\$99,900.00) per year. This contract shall remain in effect for five (5) years.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: 4/05/16

Passed second reading: _____

ORDINANCE NO. 16-5179

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE LINE ITEM TRANSFERS FOR THE HUMAN RESOURCES DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, line item transfers are necessary to cover printing and postage/shipping expenses for the remainder of the fiscal year for the Human Resources Department; and

WHEREAS, the appropriate line item transfers are incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance shall make the following line item transfers in the FY 15 – 16 City of Lebanon budget:

Department: Human Resources

From: 11041650-72120	Trans Expense	\$1,850.00
To: 11041650-72110	Postage & Shipping	\$400.00
11041650-72200	Printing	\$1,450.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: 4/05/16

Passed second reading: _____

CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2015-2016

FINANCE DEPT.
 2016 MAR 24 AM 10:19

FOR ACCOUNTING PURPOSES ONLY

BGT # _____

POSTED _____

REF # _____

INITIALS _____

DEPARTMENT Human Resources

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11041650-72120	72120 Trans Expense	1850.00	
Total		\$	-

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11041650	72110 Postage & Shipping		400.00
11041650	72200 Printing		1450.00
Total		\$	-

REQUESTED BY Lee Ann Crosslin **DATE** 3/18/16

DEPARTMENT HEAD [Signature] **DATE** 3/18/16

COMM. OF FINANCE [Signature] **DATE** 3/24/16

MAYOR _____ **DATE** _____

REASON FOR THIS TRANSFER:
Cover expenses for remainder of the year.

After

ORDINANCE NO. 16-5180

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE LINE ITEM TRANSFERS FOR THE ACCOUNTING DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, line item transfers are necessary to cover HSA Contribution, Workmen’s Comp, Rent, and Medical & Vet expenses for the remainder of the fiscal year for the Accounting Department; and

WHEREAS, the appropriate line item transfers are incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance shall make the following line item transfers in the FY 15 – 16 City of Lebanon budget:

Department: Accounting

From: 11041530-72900	Contractual Services	\$2,000.00
11041530-73100	Office Supplies	\$1,200.00
11041530-72800	Travel Expenses	\$265.00
To: 11041530-71440	HSA Contribution	\$3,000.00
11041530-71460	Workmen’s comp	\$350.00
11041530-75300	Rent	\$60.00
11041530-72500	Medical & Vet	\$55.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: 4/05/16

Passed second reading: _____

CITY OF LEBANON ACCTG. DEPT.

BUDGET AMENDMENT FORM FINANCE DEPT.

FY 2015-2016

2016 MAR 24 AM 10:16

FOR ACCOUNTING PURPOSES ONLY

BGT # _____

POSTED _____

REF # _____

INITIALS _____

DEPARTMENT Accounting

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11041530 72900	Contractual Services	\$ 2,000.00	
11041530 73100	Office Supplies	\$ 1,200.00	
11041530 72800	Travel Expenses	\$ 265.00	

Total \$ 3,465.00

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11041530 71440	H S A Contribution		\$ 3,000.00
11041530 71460	Workmen's Comp		\$ 350.00
11041530 75300	Rent		\$ 60.00
11041530 72500	Medical & Vet		\$ 55.00

Total \$ 3,465.00

Department Head certifies that no funds have or will be obligated prior to approval of this transfer.

REQUESTED BY Stuart Lawson *R.L.*

DATE 3/18/2016

DEPARTMENT HEAD _____

DATE _____

COMM. OF FINANCE *[Signature]*

DATE 3/24/16

MAYOR _____

DATE _____

REASON FOR THIS TRANSFER:

To cover cost for the remainder of the FY 2015-2016.

ZONING ORDINANCE 16-5168

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING UNADDRESSED PROPERTY ON LEEVILLE PIKE FROM RR – RURAL RESIDENTIAL AGRICULTURAL TO RS12 – MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL 12,000 IN WARD 4

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city;
and

WHEREAS, the subject properties are adjacent to an existing residential district; and

WHEREAS, the subject properties are identified as Residential Mix Use in the Future Land Use Plan; and

WHEREAS, the property owner is asking for the RS12 zoning to continue the residential zoning on Leeville Pike; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon's population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning to RS12 – Medium Density Single Family Residential 12,000 to the Mayor and City Council at their February 23, 2016 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from RR – Rural Residential Agricultural to RS12 – Medium Density Single Family Residential 12,000:

Approximately 34.35 acres more or less, located on unaddressed property on Leeville Pike as shown on the attached map.

For reference, see Deed Book 1121 Page 822 in the Register's Office of Wilson County, Tennessee, and being shown as Tax Map 79 Parcels 51.06 and 51.07, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on April 1, 2016.

The Public Hearing was held at 5:55 PM in the City Council Chambers on April 19, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

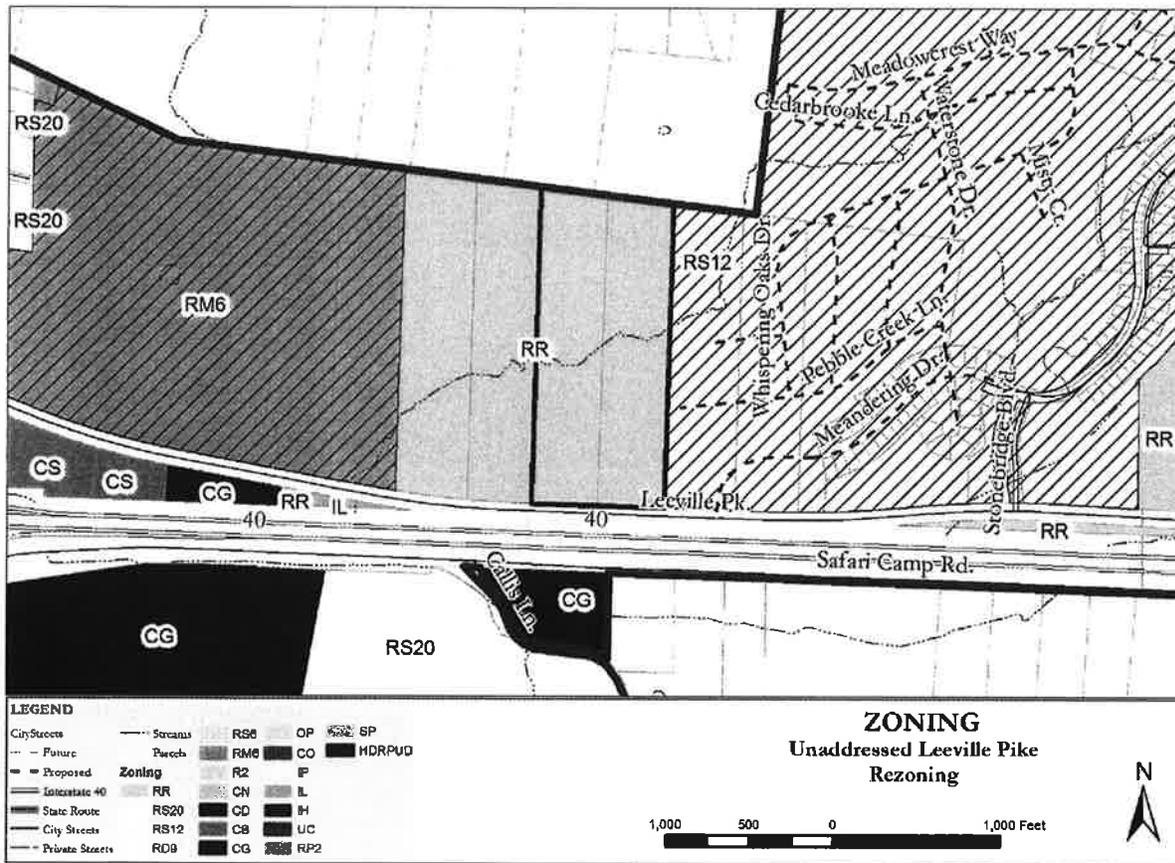
Mayor

Approved as to Form:

Passed first reading: March 15, 2016.

City Attorney

Passed second reading: _____.



ZONING ORDINANCE 16-5169

AN ORDINANCE TO AMEND THE FUTURE LAND USE PLAN OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING THE AREA STUMPY LANE, WALNUT GROVE ROAD AND MURFREESBORO ROAD FROM CO – COMMERCIAL/OFFICE AND RMU – RESIDENTIAL MIXED USE TO CO – COMMERCIAL/OFFICE AND LDR - LOW DENSITY RESIDENTIAL

WHEREAS, the City of Lebanon desires to amend the Future Land Use Plan of the city; and

WHEREAS, the subject area is has a classification of CO and RMU in the Future Land Use Plan; and

WHEREAS, a portion of this area is requesting to be annexed into the city with CS zoning which allows office and commercial uses: and

WHEREAS, a portion of this area is requesting to be annexed into the city with RR zoning which allows for low density residential uses: and

WHEREAS, this area is adjacent to land with the classification of CO and LDR in the Future Land Use Plan; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment to the Future Land Use Plan to the Mayor and City Council at their February 23, 2016 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The area shown on the attached map consisting of about 331.32 acres between Stumpy Land, Walnut Grove Road and Murfreesboro Road is changed from CO and RMU to CO and LDR in the Future Land Use Plan for the City of Lebanon.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on April 1, 2016.

The Public Hearing was held at 5:55 PM in the City Council Chambers on April 19, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

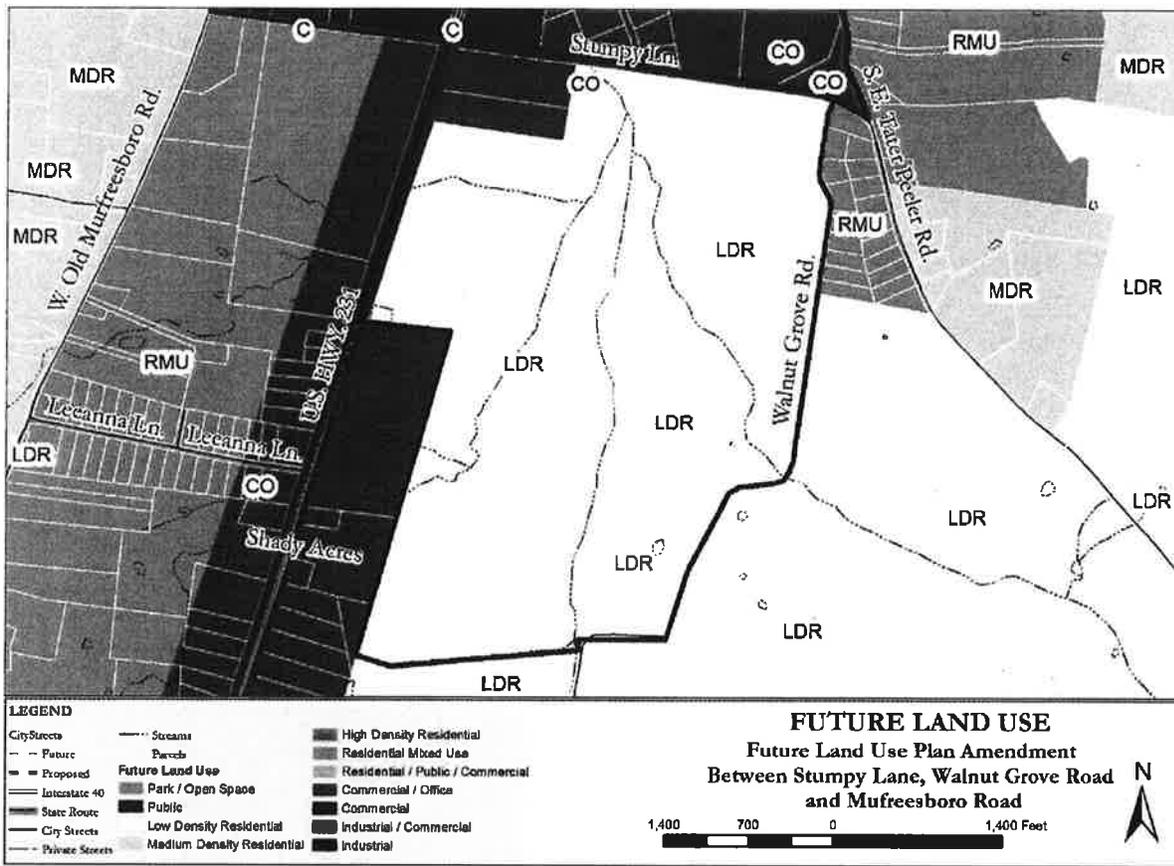
Mayor

Approved as to Form:

Passed first reading: March 15, 2016.

City Attorney

Passed second reading: _____.



ZONING ORDINANCE 16-5170

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF
LEBANON, TENNESSEE, BY CHANGING 1235, 1249, 1253, AND 1295
MURFREESBORO ROAD AND UNADDRESSED PROPERTY ON MURFREESBORO
ROAD FROM RR – RURAL RESIDENTIAL AGRICULTURAL TO CS –
COMMERCIAL SERVICE IN WARD 3**

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city;
and

WHEREAS, the subject properties are continue the commercial character of
Murfreesboro Road; and

WHEREAS, the subject properties are identified as Commercial in the Future Land Use
Plan; and

WHEREAS, the property owner is asking for the CS zoning to continue the commercial
zoning on Murfreesboro Road; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect
and facilitate the public health, safety and welfare of the community through coordinated and
practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended
approval of this rezoning from RR – Rural Residential Agricultural to CS – Commercial Service
to the Mayor and City Council at their February 23, 2016 meeting.

**NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as
follows:**

Section 1. That the property described herein be, and the same is hereby, rezoned from
RR – Rural Residential Agricultural to CS – Commercial Service:

Approximately 17.43 acres more or less, located at 1235, 1249, 1253, and 1295
Murfreesboro Road and unaddressed property on Murfreesboro Road as shown on
the attached map.

For reference, see Deed Book 918 Page 2173 and Deed Book 1662 Page 2094, in
the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map
92 Parcels 16, 18, 19, 20.01 and 53.03, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said
conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on April 1, 2016.

The Public Hearing was held at 5:55 PM in the City Council Chambers on April 19, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

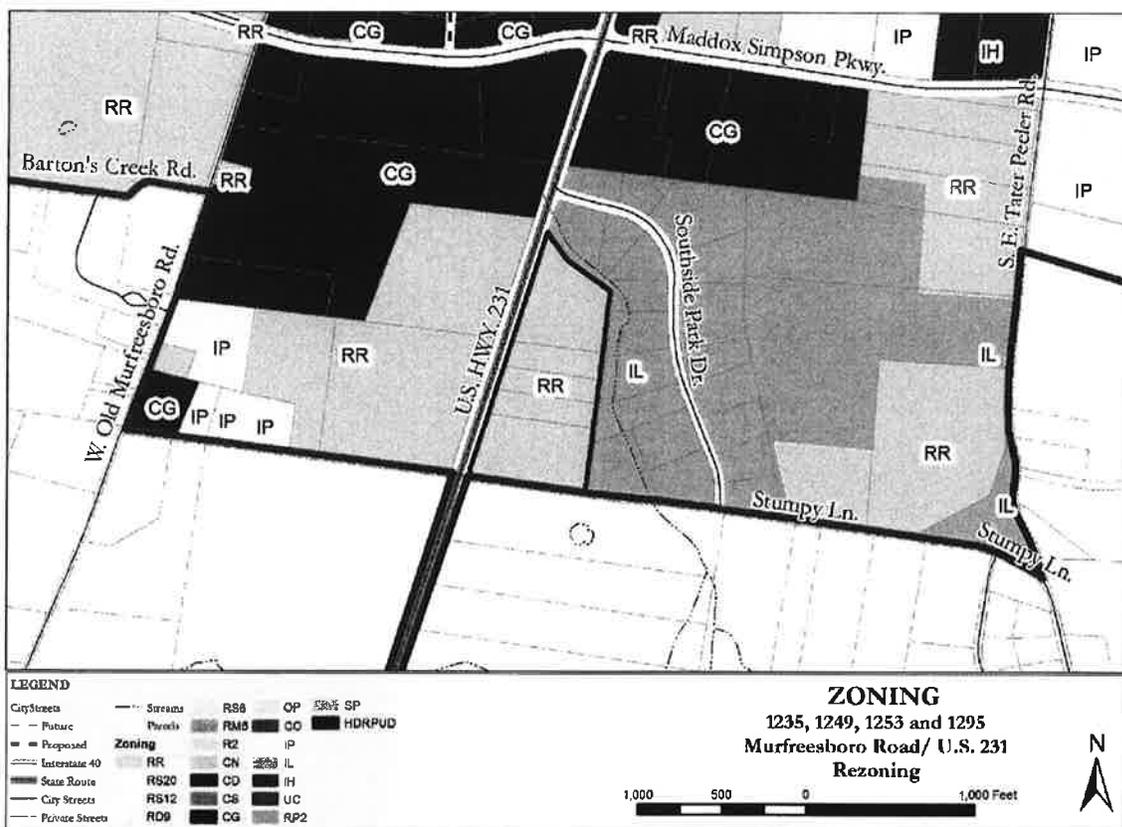
Mayor

Approved as to Form:

Passed first reading: March 15, 2016.

City Attorney

Passed second reading: _____.



RESOLUTION NO. 16-1924

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION
OF 418 STUMPY LANE AND UNADDRESSED PROPERTY ON
MURFREESBORO ROAD/ U.S. 231 (TAX MAP 92 PARCELS 53.04 AND 53.05)
TO BE ADDED TO WARD 3**

WHEREAS, TCA 6-51-102, as amended, requires that a plan of services be adopted by the governing body prior to passage of an ordinance annexing any territory; and

WHEREAS, the plan of services shall be reasonable with respect to the scope of services to be provided and the timing of the services; and

WHEREAS, before the adoption of the plan of services, a municipality shall hold a public hearing; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this Plan of Service to the Mayor and City Council at their February 23, 2016 meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted for the area bounded as described in the legal description section and attached maps of the plan of services:

**February 23, 2016
418 STUMPY LANE AND UNADDRESSED PROPERTY ON MURFREESBORO
ROAD/ U.S. 231
CITY OF LEBANON, TENNESSEE**

The City of Lebanon, Tennessee, is pursuing the annexation of about 24.17 acres at 418 Stumpy Lane and unaddressed property on Murfreesboro Road/ U.S. 231 as described in this report, along with a corresponding plan of services and zoning plan for the area. The area is inside the existing Urban Growth Boundary (UGB). This annexation is proposed to take place in 2016.

This report begins with a brief overview of the annexation process and the requests by the landowners for annexation. The report then turns to a proposed Plan of Services (POS) for the annexation area. The services described are those that would be necessary for the City to provide under Tennessee law. This area is proposed to receive City services in accordance with the POS.

Introduction

Public Chapter 1101 (PC 1101), adopted as Tennessee law in 1998, required cities to work cooperatively with other local governments to determine an Urban Growth Boundary (UGB) in which annexations could occur. Lebanon can annex property within its UGB by ordinance.

PC 1101 Section 19 requires a "Plan of Services" (POS) prior to annexation and a Plan of Services must include: police and fire protection; water, electrical, and sanitary sewer services; solid waste collection; road and street construction and repair; recreational facilities and programs; street lighting; and zoning services. Public Chapter 225 adopted by the Tennessee General Assembly and signed by Governor Bredesen on June 2, 2003, amended TCA 6-51-102 to include impact on school attendance zones.

The owner of the property on 418 Stumpy Lane and unaddressed property on Murfreesboro Road/ U.S. 231 has asked the City of Lebanon to consider annexing their property.

CITY OF LEBANON, TENNESSEE
 Planning Commission Application
 Rezoning General Information and Checklist



Title of Project: REZONING & ANNEXATION CORNER HENRICK & DORNMAN
 Street Location: MURFREESBORO RD & STUMP LANE
 Tax Map/Group Number: 92 Parcel Number: 53.04, 53.05, 53.06, 53.07 & 53.08
 Total Acreage: 56.08

Approval Requested:
 Rezoning & Zoning 56.08 Acres / To CS Planned Unit Development _____ Acres
 Preliminary Subdivision _____ No. of Lots Final Subdivision _____ No. of Lots
 Rezoning 56.08 Acres / From RR To CS Site Planning _____ Bldg. sq.ft.

Owner/Developer:
 Name: Jimmy Conder HENRICK CONTRACTORS CHARLES BANNER
 Address: 6012 BRUNSWICK DR. P.O. BOX 441 405 ARINGTON DR.
LEBANON, TN 37087 LEBANON, TN 37087 LEBANON, TN 37087
 Telephone Number: 615-347-5073 615-969-2999 615-978-0272
 Fax Number: _____ E-Mail: _____

Surveyor/Engineer:
 Name: CROCKETT SUEWYING
 Address: 427 PARK AVE.
LEBANON, TN 37087
 Telephone Number: 615-444-6693
 Fax Number: 615-444-2959 E-Mail: CROCKETT@BOWSOOTHING.T

- Information required for all applications:
- Cover Letter or Written Narrative Explaining the Purpose of the Request
 - Twenty-five (25) Copies of all Required Information
 - Non-refundable Application Fee (see current fee schedule)

Date Application Filed: _____ Date of Requested Planning Commission Meeting: _____

200 Castle Heights Avenue North • Lebanon, Tennessee 37087 • (615) 444-3647 • Fax (615) 443-2889



Legal Description

Beginning on an iron pin in the East Margin of Murfreesboro Road, said pin being the Northwest corner of the Hendrick Contracting Property and the Southwest corner of the Jimmy Comer Property, said pin also being on the existing City Limits of Lebanon, Tennessee;

Thence with said margin of said road North 17 degrees 46 minutes 47 seconds East 350.00 to an iron pin in the southeast intersection of Murfreesboro Road and Stumpy Lane, said point also being on the existing City Limits of Lebanon;

Thence continuing North along said margin of said road and the existing City Limits of Lebanon to a point at the intersection of East Margin of Murfreesboro Road and the North Margin of Stumpy Lane, said point being the Southwest corner of Tract 2 as recorded at the Wilson County, Tennessee Register of Deeds office on Plat Book 28 Page 517, and identified as Tract 3 on the Plat;

Thence running along a curve, said curve having a radius of 25.00 feet, a chord of South 31 degrees 57 minutes 33 seconds East and an arc length of 43.41 feet to an iron pin in the margin of Stumpy Lane;

Thence South 81 degrees 41 minutes 54 seconds East 358.66 feet to an iron pin in the north margin of Stumpy Lane, said point also being on the existing City Limits of Lebanon;

Thence South 82 degrees 7 minutes 38 seconds East 311.92 feet to an iron pin in the north margin of Stumpy Lane, said point also being on the existing City Limits of Lebanon;

Thence continue Easterly along the existing City Limits of Lebanon for 851.53 feet, more or less, to a the intersection of said City Limits and the Northerly extension of the Eastern property line of the Jimmy Comer Property, as shown on the Plat recorded at the Wilson County, Tennessee Register of Deeds office on Plat Book 28 Page 517, and identified as Tract 3 on the Plat;

Thence southerly along the northerly extension of said Comer Property, Tract 3, for 30.00 feet, more or less, to a point that is the Northeastern corner of said Comer Property, Tract 3;

Thence South 9 degrees 36 minutes 5 seconds West 373.78 feet to an iron pin, said pin being the Southeast corner of the Jimmy Comer Property and Northeast corner of the Hendrick Contracting Property;

Thence South 9 degrees 36 minutes 5 seconds West 280.15 feet to an iron pin, said pin being the Southeast corner of the Hendrick Contracting Property;

Thence North 82 degree 17 minutes 36 seconds West to an iron pin, said pin being in the West margin of Murfreesboro Road and also being on the existing City Limits of Lebanon, Tennessee;

Thence North 17 degrees 46 minute 47 seconds East an iron pin, said pin also being the point of beginning.

Plan for Serving the Annexation Area

1. Police Protection

Patrolling, radio response to calls, and other routine police services using the City's personnel and equipment will be provided on the effective date of the annexation.

2. Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

This annexation will not be within the preferred 2.5 mile road distance from a fire station but will be within the five (5) mile road distance for fire protection.

3. Domestic Water, Sanitary Sewer Service, and Fire Hydrants

- a. Domestic Water – The City of Lebanon currently has a 10” water line on the east side of Murfreesboro Road.
- b. Sanitary Sewer – The City of Lebanon currently has a 4” force main line on the west side of Murfreesboro Road. A manhole is located northwest of the Murfreesboro Road and Stumpy Lane intersection.
- c. Fire Hydrants – If any new hydrants are needed the cost would be between **\$2500 and \$3000** each.

4. Electric Service and Street Lighting

There are existing Middle Tennessee Electric power lines on this lot.

5. Public Works

- a. Stormwater – Stormwater services will be available to this property in the same manner they are available to the rest of the City.
- b. Sanitation – City sanitation services will be available at the time of annexation.
- c. Street and Right-of-Way Repair and Maintenance – About 1.08 acres of Stumpy Lane right-of-way will be part of this annexation. This would add approximately 1,550 linear feet or 34,100 square feet (22 feet pavement width) of roadway to city.
- d. The City and/or the County may require road improvements by the owner as this property develops.

6. Gas

The City of Lebanon currently has a 6” gas line on the west side of Murfreesboro Road.

7. Schools

Neither Wilson County Schools nor Lebanon Special Schools anticipated any noticeable effect from the annexation.

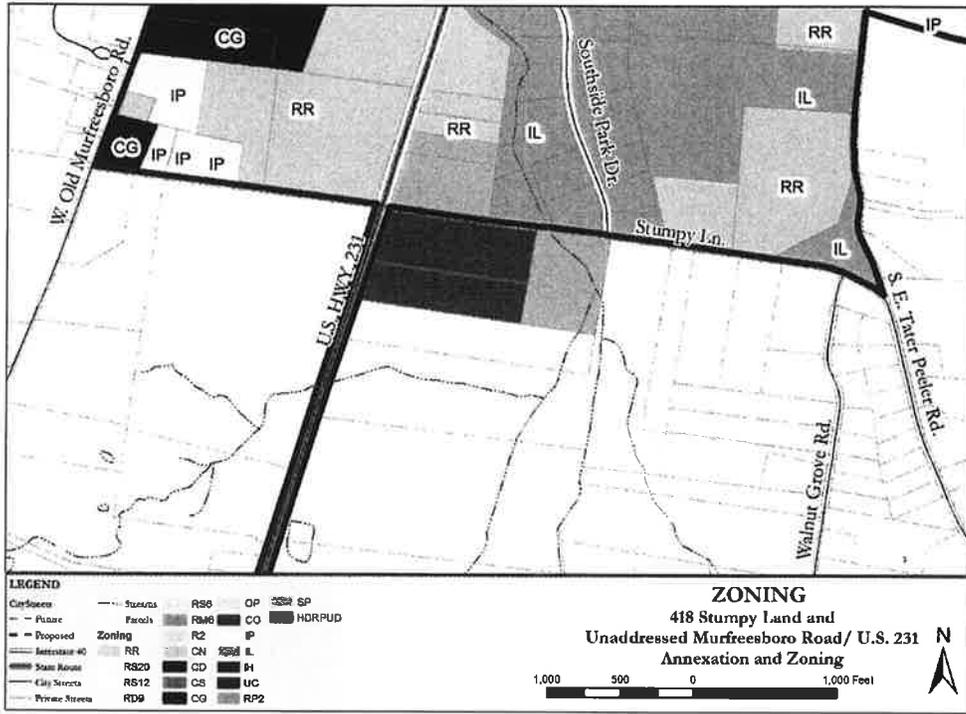
8. Inspection and Codes Enforcement

All inspection and code enforcement programs existing within the City will be extended to the annexation areas on the effective date of the annexation.

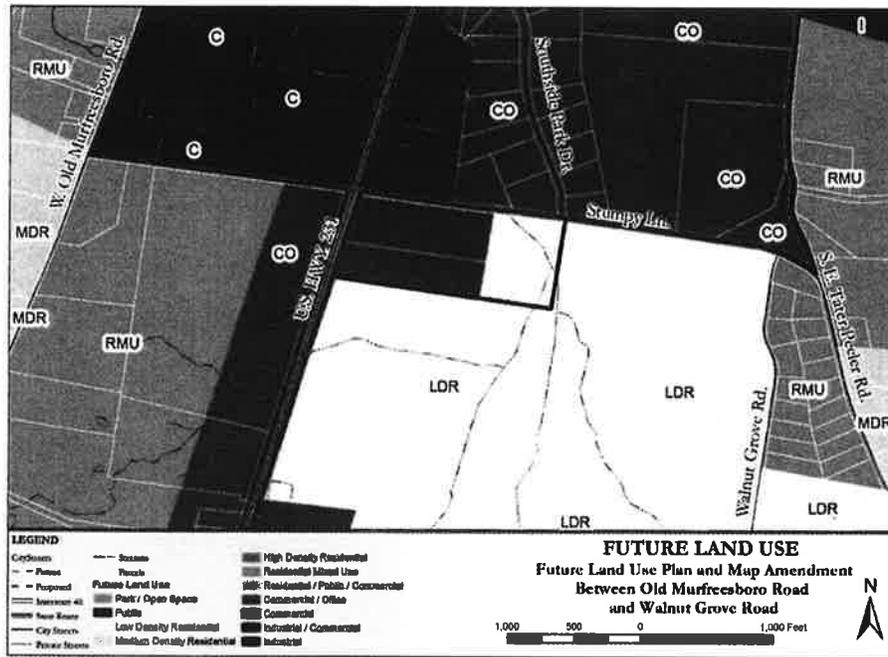
9. Planning and Zoning

The zoning jurisdiction of the City will extend to the annexation areas upon the effective date of the annexation and all municipal planning activities will encompass the needs of the annexed areas.

a. The requested zoning for the annexation is CS – Commercial Service and RR - Rural Residential Agricultural. The CS – Commercial Service zone will run from 1053.8931 feet from the right-of-way of Murfreesboro Road to a point on the north property line of Parcel 53.04. A line will extend southerly from said point to a point on the southern property lines of Parcel 53.05, 1134.42 feet from right-of-way of Murfreesboro Road, encompassing 16.10 acres more or less. The remaining 7.80 acres on the rear of the two parcels will be zoned RR - Rural Residential Agricultural. See map that follows.



b. The current Future Land Use Plan classification for this area is Commercial/Office and LDR (Low Density Residential).



10. Animal Shelter

The City operates a full-time animal control program including an animal shelter. The animal shelter is located on Park Drive. Services include pick-up of stray and/or dangerous animals. These services will be available to the annexation areas on the effective date of the annexation.

11. Voting Rights and City Elections

- a. If an eligible voter's permanent place of residence is located in an annexed area, that voter is automatically eligible to vote in City elections.
- b. If an eligible voter is in the category of a property rights voter, then that voter must register at the Election Commission Office prior to voting in a City election.

Revenue

The total appraised property value for the parcel in the annexation area is about **\$295,470**. This equals an assessed value of about **\$130,649** for a commercial property. The property tax generation from this property as a commercial property in the City would be about **\$630** per year.

Section 2. This resolution shall take effect after its adoption and upon the official annexation of this area.

Notice of the Public Hearing was published in the Wilson Post on April 1, 2016.

The Public Hearing was held at 5:55 PM in the City Council Chambers April 19, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: March 15, 2016

City Attorney

Passed second reading: _____

RESOLUTION NO. 16-1925

A RESOLUTION FOR ANNEXING UNADDRESSED PROPERTY AT 418 STUMPY LANE AND UNADDRESSED PROPERTY ON MURFREESBORO ROAD/ U.S. 231, ALSO IDENTIFIED AS TAX MAP 92 PARCELS 53.04, AND 53.05 CONTAINING 24.17 ACRES IN THE RECORDS OF THE WILSON COUNTY ASSESSOR OF PROPERTY (SHOWN ON THE ATTACHED MAP) TO BE ADDED TO WARD 3

WHEREAS, the owner has requested the annexation of this property; and

WHEREAS, the owner will be responsible for extending any utilities; and

WHEREAS, 0.28 acres of right-of-way is being added to the City; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this annexation to the Mayor and City Council at their February 23, 2016 meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. That Tennessee Code Annotated 6-51-102 authorizes the City of Lebanon to annex land at the request of the land owner when it appears that the prosperity of the municipality and the territory will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed. The City of Lebanon hereby determines that the prosperity of the municipality and territory described herein will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed.

Section 2. That pursuant to Section 6-51-101 through 6-51-114, Tennessee Code Annotated, the property (as shown on the attached map) is hereby annexed into the City of Lebanon, Wilson County, Tennessee, and incorporated within the corporate boundaries thereof.

Section 3. That this resolution takes effect 30 days from and after its final passage, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on April 1, 2016.

The Public Hearing was held at 5:55 PM in the City Council Chambers on April 19, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: March 15, 2016.

City Attorney

Passed second reading: _____



ZONING ORDINANCE NO. 16-5171

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF
LEBANON, TENNESSEE, BY REQUESTING A ZONING APPROVAL OF 24.17
ACRES ON 418 STUMPY LANE AND UNADDRESSED PROPERTY ON
MURFREESBORO ROAD/ U.S. 231 (TAX MAP 92 PARCELS 53.04 AND 53.05) TO CS
and RR IN WARD 3**

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city;
and

WHEREAS, the subject properties are continue the commercial character of
Murfreesboro Road; and

WHEREAS, the subject properties are identified as Commercial/Office and Low Density
Residential in the Future Land Use Plan; and

WHEREAS, the owner is asking for the CS and RR zoning to continue the commercial
zoning on Murfreesboro Road and preserving the floodway with the residential zoning; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect
and facilitate the public health, safety and welfare of the community through coordinated and
practical land use and land development for the betterment of Lebanon's population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended
approval of this zoning to CS – Commercial Service and RR – Rural Residential Agricultural to
the Mayor and City Council at their February 23, 2016 meeting.

**NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as
follows:**

Section 1. That the property described herein be, and the same is hereby, zoned CS –
Commercial Service and RR – Rural Residential Agricultural as identified on the survey that
follows:

Approximately 23.91 acres more or less, located at 418 Stumpy Lane and
unaddressed property on Murfreesboro Road/ U.S. 231 as shown on the attached
map.

For reference, see the Register's Office of Wilson County, Tennessee, Tax Map
55 Parcels 53.04, and 53.05, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said
conflict.

Section 3. This resolution shall take effect after its adoption and upon the official annexation of this area.

Notice of the Public Hearing was published in the Wilson Post on April 1, 2016.

The Public Hearing was held at 5:55 PM in the City Council Chambers April 19, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

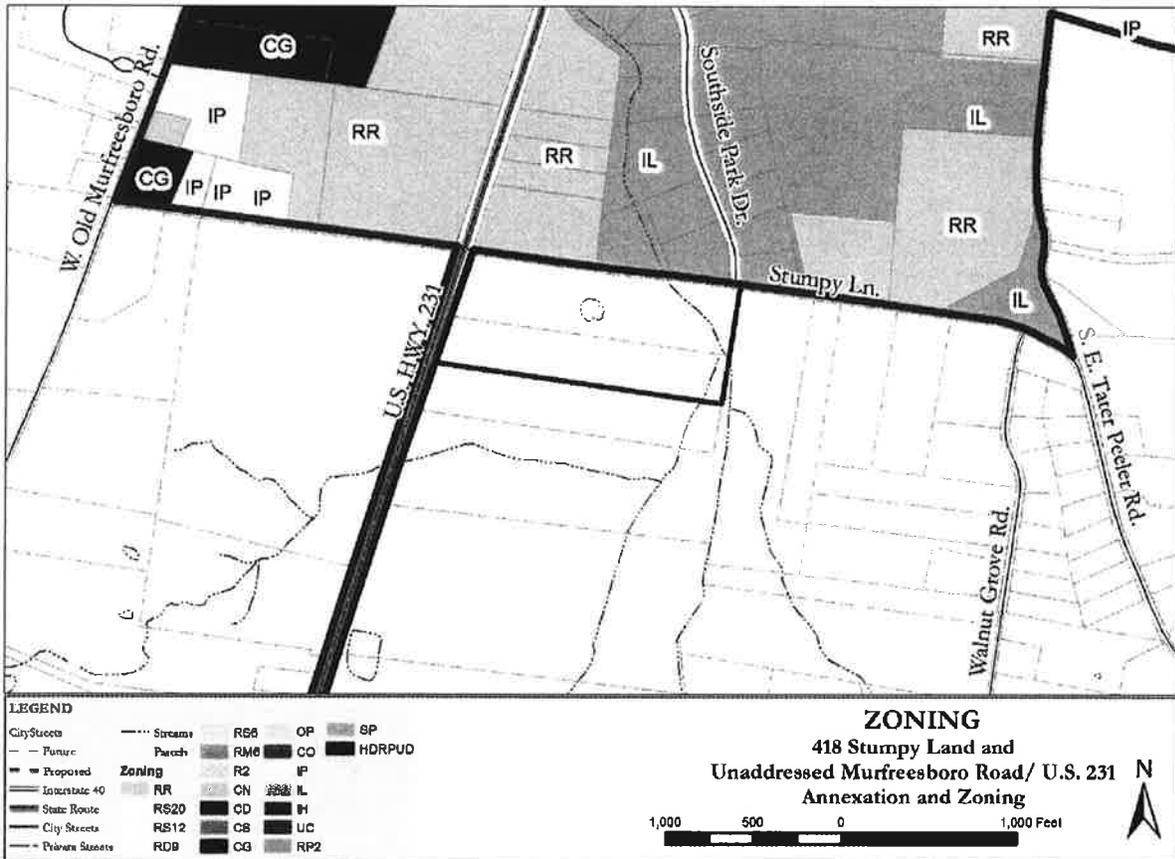
Mayor

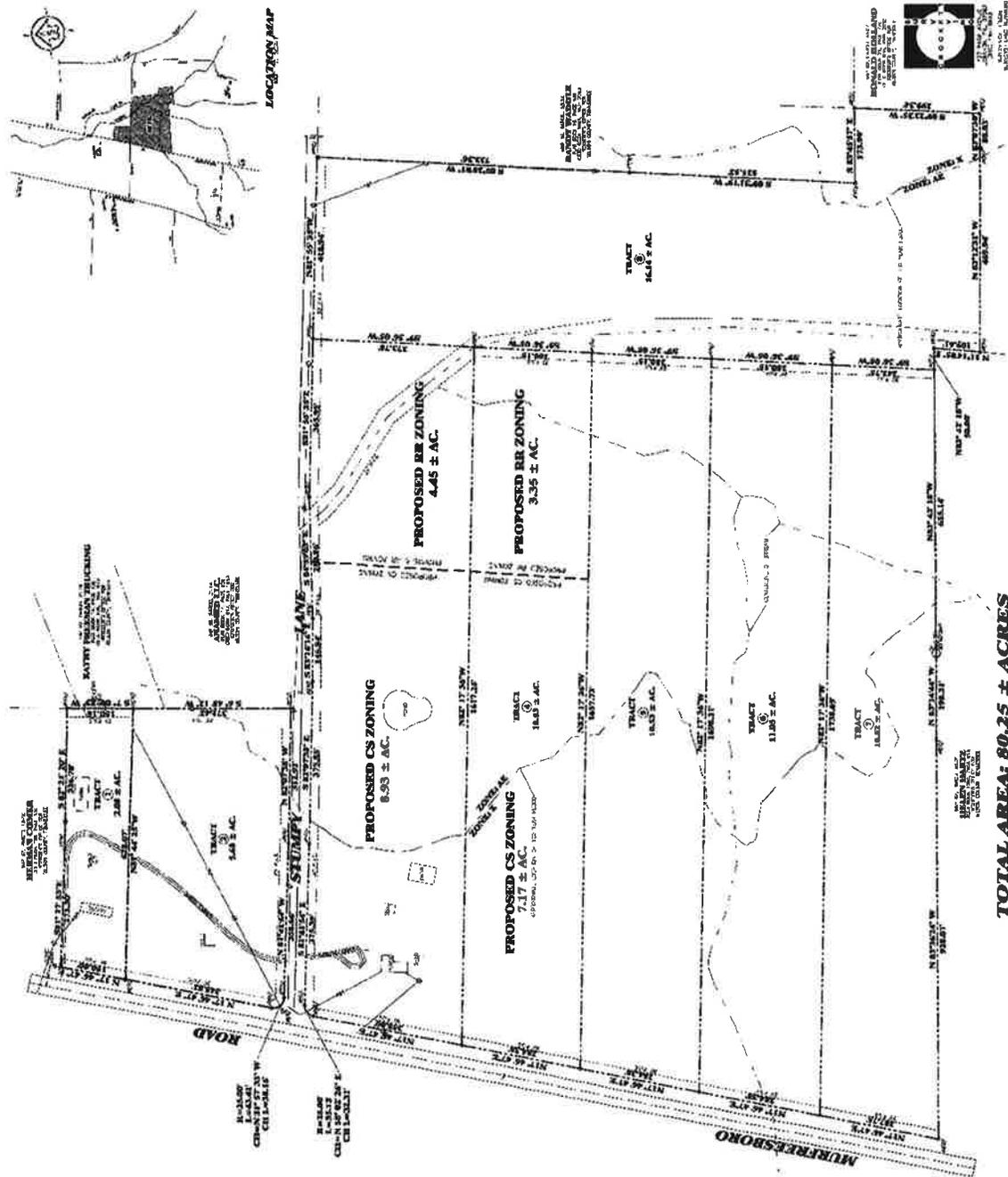
Approved as to Form:

Passed first reading: March 15, 2016.

City Attorney

Passed second reading: _____





TOTAL AREA: 80.25 ± ACRES

CERTIFICATE OF ACCURACY
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original map as shown to me by the applicant, and that the same is a true and correct copy of the original map as shown to me by the applicant, and that the same is a true and correct copy of the original map as shown to me by the applicant.

NOTES:
 1. ALL DIMENSIONS SHOWN ON THIS MAP ARE IN FEET.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

FEDERAL FLOOD NOTES:
 1. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

LEGEND
 - - - - - PROPOSED ZONING
 - - - - - EXISTING ZONING
 - - - - - PROPERTY LINES
 - - - - - ROAD CENTERLINE
 - - - - - ROAD RIGHT-OF-WAY

PLANNING COMMISSION OFFICE
 1234 MAIN STREET
 GREENSBORO, NC 27409

PROPOSED ZONING MAP FOR LOT 3 & 4
BILLY COMER PROPERTY
 SEE OTHER SHEETS OF MAP FOR DETAILS, ET

Scale: 1" = 100'
 Date: 10/15/2015
 Prepared by: [Name]
 Job No.: 16-5171

ORDINANCE NO. 16-5172

**AN ORDINANCE TO AMEND TITLE 14 BY ADDING SECTION 14.804 (J) TO
CREATE CONSERVATION DEVELOPMENT DESIGN GUIDELINES**

WHEREAS, the Planning Commission is considering adding Conservation Developments to the City of Lebanon's Subdivision Regulations; and

WHEREAS, the City of Lebanon has undeveloped land that is constrained by natural constraints i.e. steep slopes, floodplain, sink holes, wetlands; and

WHEREAS, the Planning Commission is responsible for the orderly development of land; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon's population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment to the Zoning Code to the Mayor and City Council at their February 23, 2016 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, that Title 14, be amended by adding Section 14.804 J as follows:

Section 1.

J. Conservation Development Design Guidelines

1. Building Materials

- a. Minimum of two materials but no more than three on any exterior façade.
- b. Materials not listed below may be considered and approved or denied by Planning Commission.
- c. Prohibited Materials
 - Vinyl Siding
 - Wood (untreated), T1-11 paneling
 - Exposed, smooth-faced CMU
 - Metal building panel siding
- d. Recommended Materials
 - Brick
 - Natural stone
 - Split-face or finished-face masonry unit
 - Architectural metal panel
 - Cement board lap siding

- Exterior Insulation and Finish Systems (EIFS) or similar material in combination with brick, split-face block, or stone.
 - Metal when used in combination with brick, block, or stone
2. Underground Utilities Required:
 - a. All private utilities, including service connections for cable TV and the like, shall be installed underground.
 - b. All electrical service connections shall be installed underground and shall be approved by Middle Tennessee Electric (or the electrical provider). Each housing unit shall be metered individually. If underground electric is not approved by Middle Tennessee Electric (or the electrical provider) alternates maybe considered.
 3. Parking
 - a. Parking shall be reviewed on a case-by-case basis.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on April 1, 2016.

The Public Hearing was held at 5:55 PM in the City Council Chambers April 19, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: March 15, 2016.

City Attorney

Passed second reading: _____

RESOLUTION NO. 15-1892

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF UNADDRESSED PROPERTY ON US HWY 231/ HUNTERS POINT PIKE (TAX MAP 45 PARCELS 26 and 26.04) TO BE ADDED TO WARD 1

WHEREAS, TCA 6-51-102, as amended, requires that a plan of services be adopted by the governing body prior to passage of an ordinance annexing any territory; and

WHEREAS, the plan of services shall be reasonable with respect to the scope of services to be provided and the timing of the services; and

WHEREAS, before the adoption of the plan of services, a municipality shall hold a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEBANON, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted for the area bounded as described in the legal description section and attached maps of the plan of services:

November 19, 2015

Marlin/Gibbs Annexation on Hunters Point Pike/US Hwy 231

The City of Lebanon, Tennessee, is pursuing the annexation of about 107.48 acres of unaddressed property on US Hwy 231/Hunters Point Pike as described in this report, along with a corresponding plan of services and zoning plan for the area. The area is inside the existing Urban Growth Boundary (UGB). This annexation is proposed to take place in 2016.

This report begins with a brief overview of the annexation process and the requests by the landowners for annexation. The report then turns to a proposed Plan of Services (POS) for the annexation area. The services described are those that would be necessary for the City to provide under Tennessee law. This area is proposed to receive City services in accordance with the POS.

Introduction

Public Chapter 1101 (PC 1101), adopted as Tennessee law in 1998, required cities to work cooperatively with other local governments to determine an urban growth boundary (UGB) in which annexations could occur. Lebanon can annex property within its UGB by resolution.

PC 1101 Section 19 requires a "Plan of Services" (POS) prior to annexation and a Plan of Services must include: police and fire protection; water, electrical, and sanitary sewer services; solid waste collection; road and street construction and repair; recreational facilities and programs; street lighting; and zoning services. Public Chapter 225 adopted by the Tennessee General Assembly and signed by Governor Bredesen on June 2, 2003, amended TCA 6-51-102 to include impact on school attendance zones.

The owner of the property unaddressed property on US Hwy 231/Hunters Point Pike has asked the City of Lebanon to consider annexing their property.

CITY OF LEBANON, TENNESSEE

Planning Commission Application
Rezoning General Information and Checklist



Title of Project Marlin/Gibbs Property (Station Pointe Sub-Division)
Street Location U.S. Hwy 231
Tax Map/Group Number 45 Parcel Number 28
Total Acreage 107.48 ac (R.O.W. & Property)

Approval Requested:

- Annexation & Zoning 107.48 Acres / To RS-12 Specific Plan District _____ Acres
 Preliminary Subdivision _____ No. of Lots Final Subdivision _____ No. of Lots
 Rezoning _____ Acres / From _____ To _____ Site Planning _____ Bldg. sq.ft.

Owner/Developer:

Name Jerry Earwood (Gibbs/Marlin)
Address 6558 Leiper Creek Rd
Columbia, TN 38401
Telephone Number (615) 440-3833
Fax Number _____ E-Mail _____

Surveyor/Engineer:

Name Jim T. Harrison - Civil Site Design Group, PLLC
Address 630 Southgate Avenue, Suite A
Nashville, TN 37203
Telephone Number (615) 512-5250
Fax Number (615) 251-9575 E-Mail jimh@civil-site.com

Information required for all applications:

- Cover Letter or Written Narrative Explaining the Purpose of the Request
- Thirteen (13) Copies of all Required Information
- Non-refundable Application Fee (see current fee schedule)

Date Application Filed 10/28/15 Date of Requested Planning Commission Meeting 11/24/15

200 North Castle Heights Avenue • Lebanon, Tennessee 37087 • (615) 444-3647 • Fax (615) 443-2899

CITY OF LEBANON, TENNESSEE

Planning Commission Application Annexation & Zoning General Information and Checklist



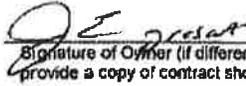
Title of Project Marlin Property + Gibbs Property (Station Pointe Sub D)

TCA 134-304(a) states, in part, "The Commission shall approve or disapprove a plat within thirty (30) days after submission of such plat..." By signing this application, the applicant (and owners, as applicable) acknowledge that items for consideration by the Planning Commission shall be considered submitted when all required information, a completed submittal application, and fee have been received by the City of Lebanon by noon (12:00 pm) on the fourth Wednesday of every month. The Planning Commission agenda will be finalized approximately two (2) weeks after the submittal deadline. You may call 444-3647 to verify placement of an item on the agenda.

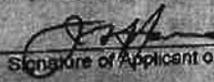
Applications shall not be placed on the Planning Commission agenda until complete information is received. It is the responsibility of the applicant to submit the required, complete and accurate information before such application may be considered.

It is understood that approval of the proposed development is conditioned upon full compliance with all applicable regulations and ordinances of the City of Lebanon and conditions imposed by the applicable commissions of the City. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.


Signature of Applicant

 Nashville Architects LLC
Signature of Owner (if different from applicant
provide a copy of contract showing involved parties)

As the applicant or the applicant's agent, I understand that it is my sole responsibility to notify my client of the time, date and location of the Preliminary Planning Commission and Planning Commission meetings at which this application will be heard and to ensure that someone representing this item is in attendance at each of these meetings.


Signature of Applicant or Applicant's Agent

200 North Castle Heights Avenue • Lebanon, Tennessee 37087 • (615) 444-3647 • Fax (615) 443-2899



Legal Description

A legal description will be added before final passage

Plan for Serving the Annexation Area

1. Police Protection

Patrolling, radio response to calls, and other routine police services using the City's personnel and equipment will be provided on the effective date of the annexation.

2. Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

3. Domestic Water, Sanitary Sewer Service, and Fire Hydrants

- a. Domestic Water – The Water Department currently has an 8” water line on the west side of the referenced property.
- b. Sanitary Sewer – Sewer will need to be extended by the applicant. The estimated cost will be **\$66,000**.
- c. Fire Hydrants – If any new hydrants are needed the cost would be between **\$2500 and \$3000** each.

4. Electric Service and Street Lighting

There are existing Middle Tennessee Electric power lines on these lots.

5. Public Works

- a. Stormwater – Stormwater services will be available to this property in the same manner they are available to the rest of the City.
- b. Sanitation – City sanitation services will be available at the time of annexation.
- c. Street and Right-of-Way Repair and Maintenance – About 1.30 acres of US 231 right-of-way will be part of this annexation. This section of road will continue to be maintained by TDOT.
- d. The City and/or the County may require road improvements by the owner as this property develops.

6. Gas

The Gas department currently serves Kontiki subdivision on the opposite side of the US Hwy 231. Gas service could be available within 4 years. The cost will be around **\$75,000.00**. Installation cost is always based on projected load needed by customer.

7. Schools

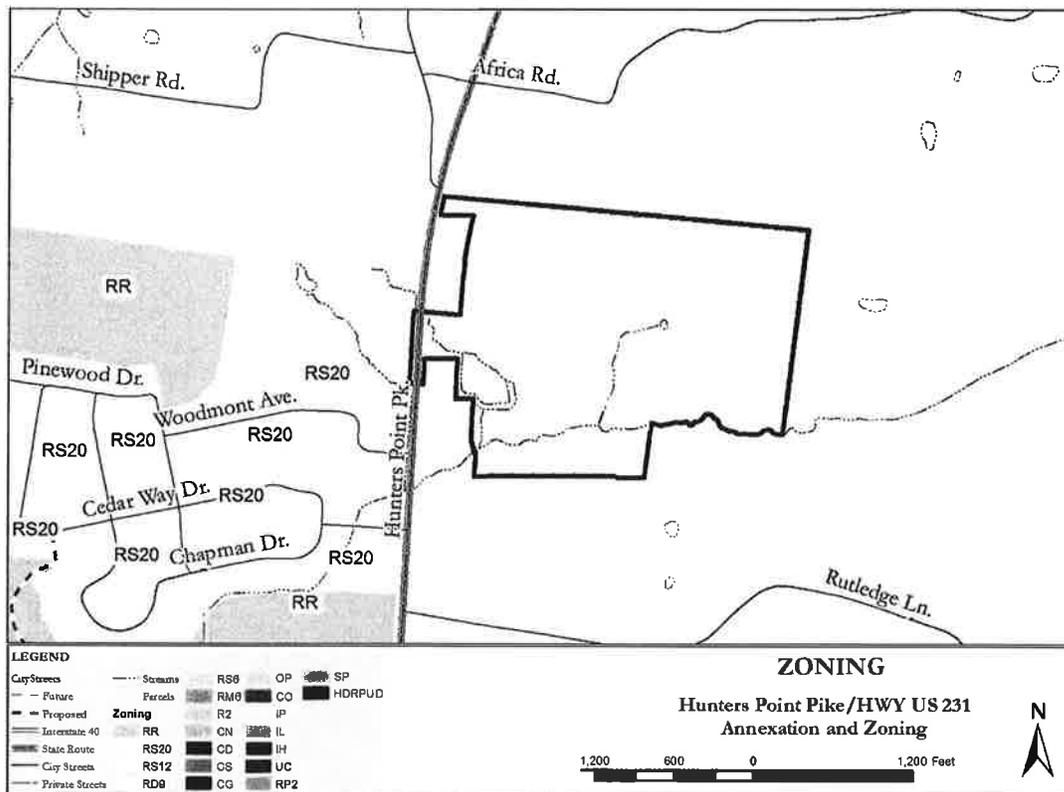
Neither Wilson County Schools nor Lebanon Special Schools anticipated any noticeable effect from the annexation.

8. Inspection and Codes Enforcement

All inspection and code enforcement programs existing within the City will be extended to the annexation areas on the effective date of the annexation.

9. Planning and Zoning

- a. The zoning jurisdiction of the City will extend to the annexation areas upon the effective date of the annexation and all municipal planning activities will encompass the needs of the annexed areas.
- b. The requested zoning for the annexation is RS12 (Medium Density Single Family Residential).



- c. The current Future Land Use Plan classification for this area is LDR (Low Density Residential).

10. Animal Shelter

The City operates a full-time animal control program including an animal shelter. The animal shelter is located on Park Drive. Services include pick-up of stray and/or dangerous animals. These services will be available to the annexation areas on the effective date of the annexation.

11. Voting Rights and City Elections

- a. If an eligible voter's permanent place of residence is located in an annexed area, that voter is automatically eligible to vote in City elections.
- b. If an eligible voter is in the category of a property rights voter, then that voter must register at the Election Commission Office prior to voting in a City election.

Revenue

The total appraised property value for the parcel in the annexation area is about **\$534,500**. This equals an assessed value of about **\$133,625** for two residential property. The property tax generation from these properties as two residential properties in the City would be about **\$812** per year. The estimated cost to serve this property is **\$141,000**. The cost of service will be the responsibility of the developer.

Section 2. That this resolution shall take effect after its adoption and upon the official annexation of this area.

Notice of the Public Hearing was published in the Wilson Post on _____.

The Public Hearing was held at 5:55 PM in the City Council Chambers _____.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Resolution Passed: _____

RESOLUTION NO. 15-1889

A RESOLUTION ANNEXING UNADDRESSED PROPERTY ON US HWY 231/HUNTERS POINT PIKE, ALSO IDENTIFIED AS TAX MAP 45 PARCEL 26 AND 26.04 CONTAINING 107.48 ACRES IN THE RECORDS OF THE WILSON COUNTY ASSESSOR OF PROPERTY (SHOWN ON THE ATTACHED MAP) TO BE ADDED TO WARD 1

WHEREAS, the owner has requested the annexation of this property; and

WHEREAS, the owner will be responsible for extending any utilities; and

WHEREAS, approximately 1.35 acres of right-of-way is being added to the city, said right-of-way is to be maintained by the State of Tennessee; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended denial of the request to annex and zone the property to RS12 (Medium Density Residential) at their November 24, 2015 meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. That Tennessee Code Annotated 6-51-102 authorizes the City of Lebanon to annex land at the request of the landowner when it appears that the prosperity of the municipality and the territory will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed. The City of Lebanon hereby determines that the prosperity of the municipality and territory described herein will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed.

Section 2. That pursuant to Section 6-51-101 through 6-51-114, Tennessee Code Annotated, the property (as shown on the attached map) is hereby annexed into the City of Lebanon, Wilson County, Tennessee, and incorporated within the corporate boundaries thereof.

Section 3. That this resolution takes effect 30 days from and after its final passage, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on _____.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest: -

Approved:

Commissioner of Finance & Revenue

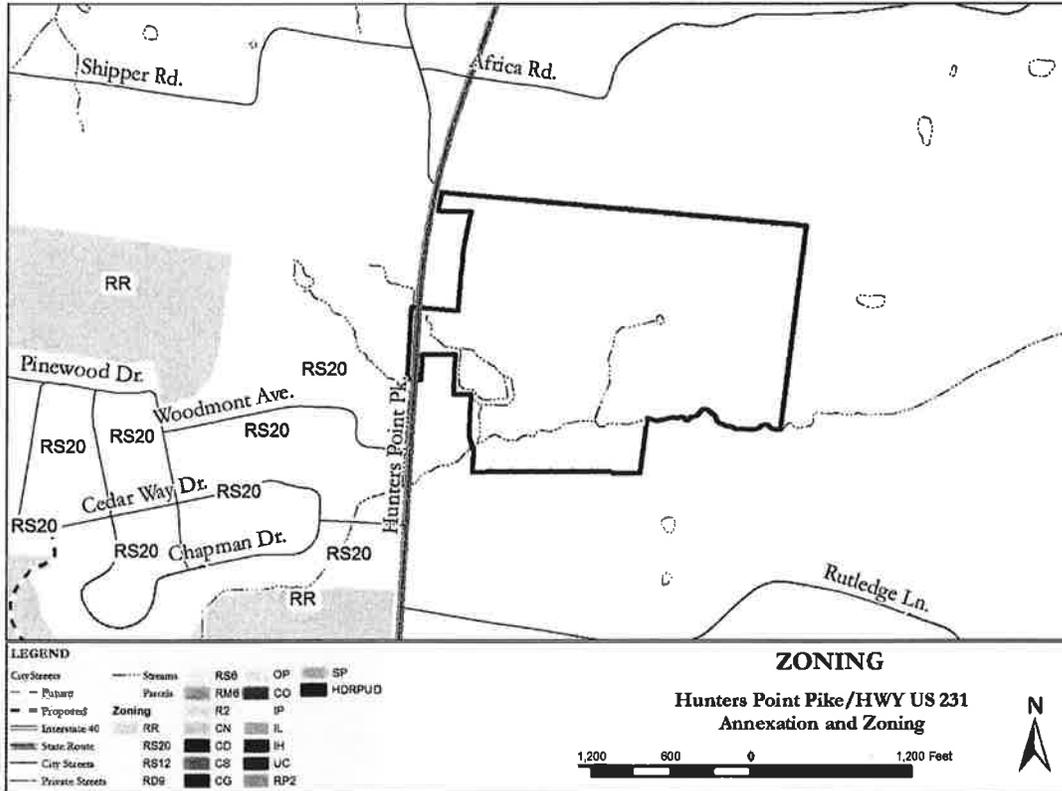
Mayor

Approved as to Form:

Passed first reading: _____

City Attorney

Passed second reading: _____



Zoning Ordinance No. 15-5038

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY ZONING PROPERTY AT UNADDRESSED PROPERTY ON US HWY 231/ HUNTERS POINT PIKE (TAX MAP 45 PARCELS 26 AND 26.04) RS12 – MEDIUM DENSITY SINGLE FAMILY DISTRICT IN WARD 1

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city; and

WHEREAS, the subject property is adjacent to an existing residential district; and

WHEREAS, the owner is asking for the RS12 zoning to continue the residential zoning on Hunters Point Pike; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon's population.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, zoned RS12 – Medium Density Single Family District:

Approximately 106.14 acres more or less, located at unaddressed property on Hunters Point Pike as shown on the attached map.

For reference, see Book 1403 Page 1010 and Book 1420 Page 294 in the Register's Office of Wilson County, Tennessee, and being shown as Tax Map 45 Parcels 26 and 26.04, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on _____.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest:

Approved:

Commissioner of Finance & Revenue

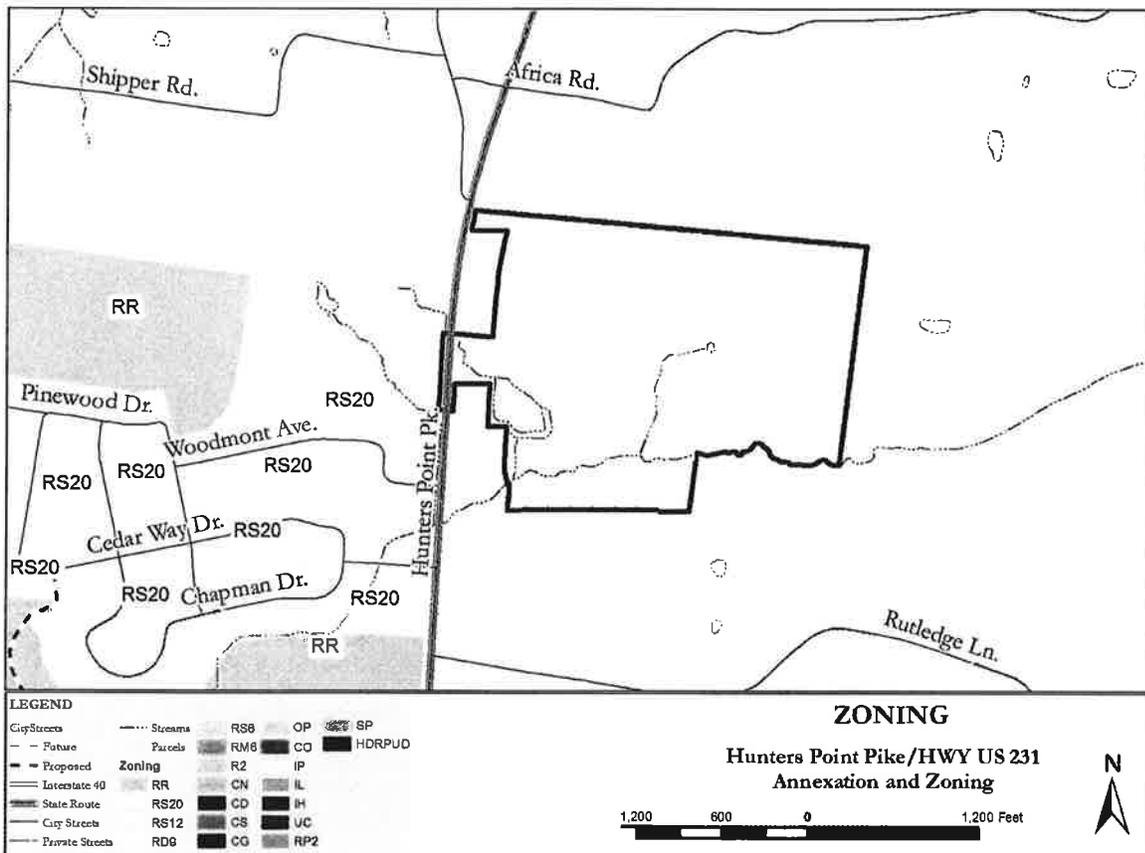
Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____



RESOLUTION NO. 16-1929

A RESOLUTION OF THE CITY COUNCIL OF LEBANON TO ADOPT THE CITY OF LEBANON PERSONNEL RULES AND REGULATIONS POLICY REVISIONS RELATIVE TO SOCIAL MEDIA USE

WHEREAS, the Lebanon City Council passed Ord. No. 15-4937 on second reading June 16, 2015 to create a new section 4-104 of the Lebanon Municipal Code which established a new procedure for amending the employee's handbook by resolution; and

WHEREAS, the Human Resources Director has determined that revisions to the City of Lebanon Employee's Handbook relative to social media use are necessary and in the best interest of the City of Lebanon and its employees; and

WHEREAS, the City of Lebanon Personnel Rules and Regulations Policy Revisions relative to social media use are attached hereto by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. The City of Lebanon Employee's Handbook policy revision, Rule XVI: General Policies and Procedures, Section 13 Social Media Use, attached hereto by reference as if appearing verbatim herein, is hereby adopted. The Human Resources Director is hereby authorized to implement such policy revision.

Section 2. This resolution shall take effect immediately upon its passage, the public welfare requiring the same.

Adopted this ___ day of _____, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

RULE XVI: GENERAL POLICIES AND PROCEDURES, Section 13 Social Media Use

13.1 Social Media Standards for City of Lebanon Facebook Pages and/or City Social Media Pages

To address the rapidly evolving Internet and the way citizens and employees communicate and obtain information online, City of Lebanon departments may consider using social media tools to reach a broader audience. The City encourages the use of social media to further the goals of the City and the missions of its departments, where appropriate. The City of Lebanon has an overriding interest and expectation in deciding what is "spoken" on behalf of the City on social media sites. This policy establishes guidelines for the use of social media.

1. All City of Lebanon social media sites posted by departments may be subject to approval by The Mayor.
2. The City of Lebanon's website www.Lebanontn.org will remain the City's primary and predominant internet presence.
3. The best, most appropriate City uses of social media tools fall generally into two categories:
 - As channels for disseminating time-sensitive information as quickly as possible (example: emergency information).
 - As marketing/promotional channels which increase the City's ability to broadcast its messages to the widest possible audience.
4. Wherever possible, content posted to City of Lebanon social media sites will also be available on the City's main webs.
5. Wherever possible, content posted to City of Lebanon social media sites should contain links directing users back to the City's official websites for in-depth information, forms, documents or online services necessary to conduct business with the City of Lebanon.
6. As is the case for City of Lebanon's web sites, departmental public information staff will be responsible for the content and upkeep of any social media sites their department may create.
7. Wherever possible, all City of Lebanon social media sites shall comply with all appropriate City of Lebanon policies and standards, including but not limited to:
 - a. Personnel Rules and Regulations
 - b. Code of Ethics
 - c. Department specific Standard Operating Procedures or Codes
8. City of Lebanon social media sites are subject to State of Tennessee open records laws. Any content maintained in a social media format that is related to City business, including a list of subscribers and posted communication, is a public record. The Department maintaining the site is responsible for responding completely and accurately to any public records request for public records on social media. Wherever possible, such sites shall clearly indicate that any articles and any other content posted or submitted for posting are subject to public disclosure. Users shall be notified that any Open Records Requests must be directed to the Commissioner of Finance Office.
9. Tennessee state law records retention schedules apply to social media formats and social media content. Unless otherwise addressed in a specific social media standards document, the Department maintaining a site shall preserve records required to be maintained pursuant to a relevant records retention schedule for the required retention period on a City server in a format that preserves the integrity of the original record and is easily accessible. Users and visitors to social media sites shall be notified that the intended purpose of the site is to serve as a mechanism for communication between City departments and members of the public.
10. City of Lebanon social media site articles and comments containing any of the following forms of content shall not be allowed:
 - a. Comments not topically related to the particular social medium article being commented upon;
 - b. Comments in support of or opposition to political campaigns;
 - c. Profane language or content;
 - d. Content that promotes, fosters, or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, national origin, physical or mental disability or sexual orientation;

- e. Sexual content or links to sexual content;
- f. Solicitations of commerce;
- g. Conduct or encouragement of illegal activity;
- h. Information that may tend to compromise the safety or security of the public or public systems; or
- i. Content that violates a legal ownership interest of any other party.

Any content removed based on these guidelines must be retained, including the time, date and identity of the poster when available.

11. The City reserves the right to restrict or remove any content that is deemed in violation of this social media policy or any applicable law.
12. The City will approach the use of social media tools as consistently as possible, enterprise wide.
13. All new social media tools proposed for City use will be approved by The Mayor and the appropriate department's public information authority.
14. Administration of City of Lebanon social media sites.
 - a. IT Director will maintain a list of social media tools which are approved for use by City departments and staff.
 - b. IT Director will maintain a list of all City of Lebanon social media sites, including login and password information. Departmental public information officers will inform the IT Department of any new social media sites or administrative changes to existing sites.
 - c. In special cases (such as Police or ESU) where IT may not be added as an additional administrator of a social media page, that department must maintain two separate page administrators and notify IT of their identity.
 - d. The City must be able to immediately edit or remove content from social media sites.

13.2 Personal Conduct for Employees' Use of Social Media:

At The City of Lebanon, we understand that social media can be a fun and rewarding way to share your life and opinions with family, friends and co-workers. However, use of social media also presents certain risks and carries with it certain responsibilities. City of Lebanon employees are held to a higher standard and must conduct themselves online with the understanding that they work for a public entity and whatever is done or said online may be reflected onto the organization.

To assist you in making responsible decisions about your use of social media, we have established these guidelines for appropriate use of social media.

1. This policy applies to all Department Heads, Supervisors and Employees who work for The City.
2. In the rapidly expanding world of electronic communication, social media can mean many things. Social media includes all means of communicating or posting information or content of any sort on the Internet, including to your own or someone else's web log, blog or vlog, journal or diary, personal web site, social networking or affinity web site, video or picture sharing website, web bulletin board or a chat room, whether or not associated or affiliated with The City, as well as any other form of electronic communication. Employees assume any and all risk associated with their off-duty personal/private blogging and/or use of social media.
3. Carefully read the guidelines within The City's Code of Ethics, Employee Conduct and Working Relationships, Electronic Email, and Workplace Harassment Policies plus any department specific guidelines or codes, and ensure your online activity and postings are consistent with these policies.
4. The City may require immediate removal of material and/or take disciplinary action for personal/private blogging or personal/private use of social media sites by employees that violates any of those policies, causes disruption of the workplace or impairs the mission of the City.
5. Employees engaged in personal/private blogging and use of social media sites may not
 - a. Attribute personal statements, opinions, or beliefs to the City of Lebanon;
 - b. Disclose confidential City information;

- c. Use the City's or any Department Specific logos or trademarks; or
 - d. Post any material that:
 - i. Is threatening, intimidating, harassing, coercing, or interfering with fellow employees or;
 - ii. Constitutes hate speech, or defamation or libel;
 - iii. Violates the privacy rights of fellow employees;
 - iv. Is disruptive to the work environment because it impairs workplace discipline or control, impairs or erodes working relationships;
 - v. Creates dissension among co-workers, interferes with job performance, or obstructs operations;
 - vi. Gives the appearance of impropriety
6. The City may ask an employee to add a disclaimer to his/her profile to make it clear that the opinions expressed do not represent the employer.
7. Supervisors are prohibited from requesting or requiring that applicants or employees disclose their passwords for personal internet accounts. Supervisors are prohibited from requiring that applicants or employees add the supervisor to the employee's or applicant's list of contacts associated with a social media or personal internet account. For example, supervisors must not require that an employee accept a "friend" request that would permit access to restricted online content or that would permit the supervisor employer to observe restricted online content after they have accessed an online account (shoulder surfing).
8. Retaliation is prohibited: The City prohibits taking negative action against any associate for reporting a possible deviation from this policy or for cooperating in an investigation. Any associate who retaliates against another associate for reporting a possible deviation from this policy or for cooperating in an investigation will be subject to disciplinary action, up to and including termination.
9. Media contacts: When possible, Department Heads shall obtain approval from the Mayor to speak to the media on the City's behalf. Department Heads are responsible for authorizing employees to speak to the media and are responsible for any content that is communicated to the media by that authorized individual. All of the aforementioned conduct guidelines in this policy will also apply to media communications.

ORDINANCE NO. 16-5184

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO ACCEPT BIDS FOR
THE CONSTRUCTION OF THE EXTENSION OF LEGENDS DRIVE
PROJECT NO. CL 14016**

WHEREAS, plans have been developed for the extension of Legends Drive from west of Tater Peeler Road to Cainsville Road; and

WHEREAS, competitive bidding for this project was opened on March 17, 2016, wherein the City of Lebanon received the following bids; and

<u>COMPANY</u>	<u>AMOUNT OF BID</u>
Brown Builders, Inc.	\$4,600,974.00
Jones Bros, LLC	\$4,609,410.75
Lojac Enterprises Inc.	\$4,664,011.00
Hoover, Inc.	\$5,010,849.65
Civil Constructors, Inc.	\$5,225,761.65
Jarrett Builders, Inc.	\$6,112,148.05

WHEREAS, Brown Builders, Inc. is recommended as the best and lowest bidder.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to enter into a contract with Brown Builders, Inc. as the best and lowest bidder for the construction of the extension of Legends Drive, Project No. CL 14016, in the amount of Four Million, Six Hundred Thousand, Nine Hundred Seventy-four Dollars and No Cents (\$4,600,974.00).

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

April 5, 2016

VIA ELECTRONIC MAIL: Randy.Laine@lebanontn.org

Mr. Randy Laine
Capital Projects Engineer
City of Lebanon
200 Castle Heights Avenue, North, Suite 300
Lebanon, Tennessee 37087

RE: **EXTENSION OF LEGENDS DRIVE
LEBANON, TENNESSEE
CITY OF LEBANON PROJECT NO. CL 14016**

Dear Randy:

We have completed our tabulation of the bids received at 2:00 p.m. on March 17, 2016 for the construction of the Extension of Legends Drive; City Project No. CL 14016.

Our review of the bids found the bids correct as read aloud. A copy of the bid tabulation is attached for your review. A ranking of these bids is as follows.

<u>CONTRACTOR RANKING</u>	<u>BID AMOUNT</u>
1. Brown Builders, Inc.; Springfield, TN	\$4,600,974.00
2. Jones Bros. LLC; Nashville, TN	\$4,609,410.75
3. LoJac Enterprises Inc.; Hermitage, TN	\$4,664,011.00
4. Hoover, Inc.; LaVergne, TN	\$5,010,849.65
5. Civil Constructors Inc.; Franklin, TN	\$5,225,761.65
6. Jarrett Builders Inc.; Nashville, TN	\$6,112,148.05

As indicated by the ranking, Brown Builders, Inc. was found to be the lowest responsible bidder for the Extension of Legends Drive. The Engineer's Estimate of Probable Construction Cost for this project was approximately \$5,318,000.

Subsequent to the bid opening, Ragan-Smith checked the bid prices, arithmetic, and tabulations to verify the above listed totals. We also checked other bid documents and requirements for all submittals.

Discrepancies were noted during review of Brown Builders, Inc.'s Bid proposal as follows:

1. *A listing of subcontractors was required with Bids* – Brown Builders listed one subcontractor on the bid envelope only. Subsequent to the Bid, Brown Builders provided a comprehensive list of subcontractors for the project. No abnormalities related to subcontractors listed were apparent.
2. *A copy of the Contractor's license was required with Bids* – Brown Builders listed their Tennessee License Number on the bid envelope but did not include a copy of their license certificate. Subsequent to the Bid, we did receive a copy of Brown Builders license certification which agreed with information presented with the Bid.

With transmittal of the additional items in support of the Bid, all of the required documentation has been provided by Brown Builders, Inc. As indicated in the bid documents, the City of Lebanon can waive minor irregularities or informalities of the bid.

At this time, Brown Builders has met the minimum requirements as a responsible and responsive bidder according to "Award of Contract", Page C-2 of the Instruction to Bidders section of the Contract Documents for the Extension of Legends Drive. The City of Lebanon, at their discretion, may waive any minor Bid proposal defects or informalities as they relate to required bid documentation presented with the bid and detailed above.

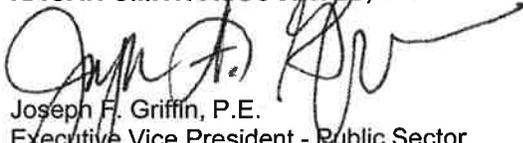
Based on our review of the bid information and supporting documents, and based upon the references and past performance of this firm for their past work on bridge and concrete projects, we find that Brown Builders, Inc. has a satisfactory "track record" of completed work on projects with the City of Lebanon and the surrounding area.

Accordingly, under provisions of the Bid Documents, Ragan-Smith recommends award of **Project CL14016 - Extension of Legends Drive to Brown Builders, Inc.** based upon their qualification as the lowest responsive responsible bidder in the amount of **\$4,600,974.00**.

If you should have any questions regarding the above, please contact us.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.



Joseph F. Griffin, P.E.
Executive Vice President - Public Sector

JFG/JJN:djb



Joshua J. Newman, P.E.
Transportation Project Engineer

Enclosures

c: Mr. Jeff Baines, Commissioner
Mr. Clayton Anderson, Lebanon Public Works
Mr. Matt Brown, Project Engineer

ZONING ORDINANCE 16-5185

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF
LEBANON, TENNESSEE, BY MODIFYING SPECIFIC LANGUAGE WITHIN THE
HAMILTON SPRINGS SPECIFIC PLAN, IN WARD 6**

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city;
and

WHEREAS, a request was made by the property owner to modify specific language
within the Hamilton Springs Specific Plan; and

WHEREAS, the proposed modifications would not change the overall concept for the
Specific Plan; and

WHEREAS, the changes include revisions to maps to match what is to be constructed, to
allow deviations from the Building Regulations due to topographic constraints, to modify the
recommended block length, to modify pedestrian passageway widths, to clarify the architectural
distinction for the pedestrian scale for commercial and multi-family housing, to modify the
minimum openings, to allow alternative water retention methods in place of pervious pavement,
to remove asphalt and impervious concrete from Prohibited Materials, remove a section of
automobile visibility, to modify bicycle parking standards, to allow knee and street walls to be
used as frontage when topographic constraints exist and to change the definition of a knee wall
within the Specific Plan; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect
and facilitate the public health, safety and welfare of the community through coordinated and
practical land use and land development for the betterment of Lebanon's population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended
approval of the application as provided in the attached Exhibit A to the Mayor and City Council
at their March 22, 2016 meeting.

**NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as
follows:**

Section 1. That all maps in the Hamilton Springs SP booklet will be updated to reflect the
map included as Exhibit A.

Section 2. That language included in Exhibit B is included in the Hamilton Springs SP,
replacing the same sections, as part of the official City of Lebanon Zoning Ordinance.

Section 3. That all Ordinances in conflict herewith are repealed to the extent of said
conflict.

Section 4. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on April 1, 2016.

The Public Hearing was held at 5:55 PM in the City Council Chambers on April 19, 2016.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

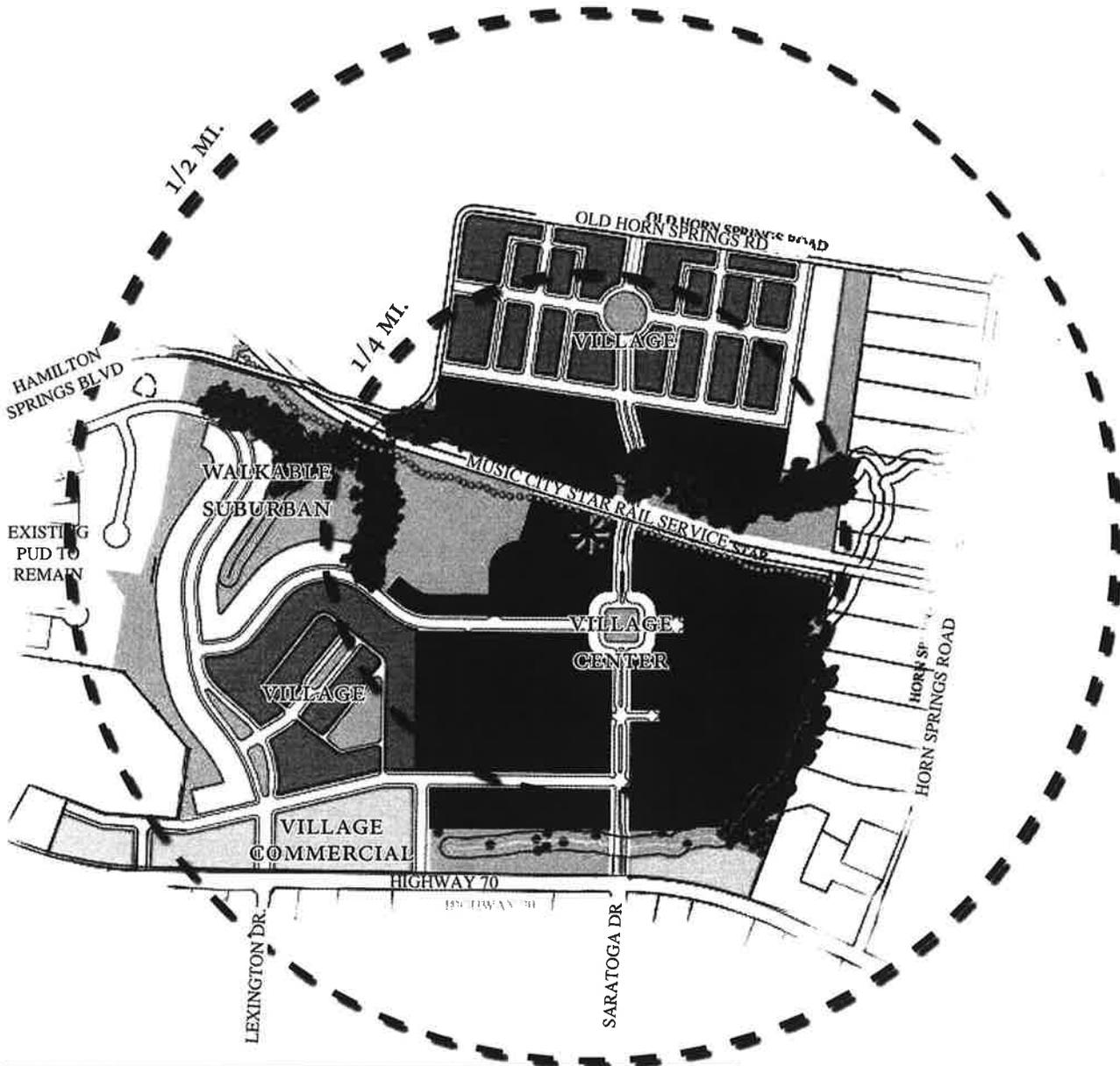
Passed first reading: _____.

City Attorney

Passed second reading: _____.



B. MASTER DEVELOPMENT PLAN



LEGEND

	Proposed Commuter Rail Stop		Village Commercial Subdistrict		Conceptual Routing of Future Greenway
	Village Center Subdistrict		Walkable Suburban Subdistrict		Stream Buffer
	Village Subdistrict		Open Space		

NOT TO SCALE

EXHIBIT B

HAMILTON SPRINGS SPECIFIC PLAN



CITY OF LEBANON TENNESSEE

Review Approvals

These site submittal plans are in compliance with standards of the Specific Plan and restrictive covenants for Hamilton Springs.

Signature/Developer

3/18/16

Date

Hamilton Springs I Design Review Committee has reviewed the attached plans for general compliance with the standards of the Specific Plan and restrictive covenants for Hamilton Springs. Review approval does not imply approval by the City of Lebanon nor other governing or permitting bodies having jurisdiction over this development site.

DRC Review Approval

3/18/16

Date

SUBMITTAL: DECEMBER 22, 2010

RESUBMITTAL: JANUARY 13, 2011

AMENDMENT SUBMITTAL: JANUARY 25, 2012

UPDATED: MAY 19, 2015

UPDATED: DECEMBER 18, 2015

Updated: March xx, 2016



A Bell Property Development

CONTACT: MR. JACK BELL

HORN SPRINGS GROUP, LLC

1333-C WEST MAIN STREET

LEBANON, TN 37087

P: 615.444.5930

F: 615.444.5668



CONTACT: MIKE WRYE, P.E., CPESC, CPSWQ, LEED® AP

1314 5TH AVENUE NORTH, SUITE 200

NASHVILLE, TN 37208

P: 615.242.0040

F: 615.242.1405

TABLE OF CONTENTS



TABLE OF CONTENTS	I
TRANSIT ORIENTED DEVELOPMENT	II
FORM-BASED CODE	III
FORWARD	IV
SECTION I: INTRODUCTION	1
A. Site Context and History	2
B. Master Development Plan	4
C. How to Use this Document	5
D. Design Review Committee	6
SECTION II: SUBDISTRICT STANDARDS	7
A. Village Center Subdistrict	8
B. Village Subdistrict	10
C. Village Commercial Subdistrict	12
D. Walkable Suburban Subdistrict	14
SECTION III: USE STANDARDS	17
A. Use Area Plan	18
B. Land Use Chart	19
SECTION IV: GENERAL DESIGN STANDARDS	21
A. Calculations	22
B. Streetscape Elements	23
C. Multimodal Transportation Network Plan	27
D. Street Types	28
E. Lots and Frontages	35
F. Landscape Standards	48
G. Materials Standards	51
H. Parking and Access	54
I. Service, Loading and Mechanical Area	58
J. Signage	59
K. Fences and Walls	65
L. Open Space	66
SECTION V: APPENDIX	75
SECTION VI: GLOSSARY	77



TRANSIT ORIENTED DEVELOPMENT



A variety of uses near the rail station encourages walkability.



A boulevard with visible green space creates a strong sense of place.



Well designed porches contribute to the neighborhoods charming character.

WHY TOD?

Transit Oriented Development or TOD is defined as a mixed-use residential or commercial development designed to maximize access to public transport, and often incorporates features to encourage transit ridership. A TOD is more importantly a catalyst for growth that has been proven to increase walkability, sustainability and help to provide transportation and housing choices as the population continues to look for more affordable and active places to live.

Once again the real estate market is recognizing the value of locations near transit as was commonly the case in the decades before widespread automobile ownership. Today it is the growing consumer demand for compact, walkable neighborhoods with access to quality transit service that is driving the paradigm shift. Many baby-boomers are looking to downsize while Generation X'ers and Millennials are looking to make their homes in more urban-like settings. Boomers are focused on safety, convenience, healthy living, and staying engaged. Many are gravitating towards new "town centers" that feature urban amenities in suburban locations. The younger generations are seeking greater work/life balance and looking for diversity, walkability and proximity to jobs and transit. They are looking to relocate to new and existing town centers as well as urbanizing suburban commercial "nodes".

It seems all generations are seeking greater freedom of choice in housing types and transportation options. In a recent nationwide survey of registered voters 73% strongly agreed that they feel they have no choice but to drive as much as they do. In the same survey 53% strongly agreed that they would like to spend less time in their cars. Middle Tennesseans were asked in a recent public opinion pole conducted by the Nashville Area MPO what they considered to be the region's greatest transportation problem. Lack of transit options was first, followed closely by the lack of walking and bicycling options. These market realities fueled by shifting demographics and generational preferences are expected to continue to drive demand for condos, apartments, single family attached, and small single family detached units in walkable communities close to amenities, shopping, jobs and transit for the next 10 to 20 years.

Considering the lack of supply of this type of lifestyle opportunity in the marketplace and the presence of existing transit service and other infrastructure at this location, never before has there been a more ideal "window of opportunity" for the City of Lebanon to take action and capitalize on this emerging transit-oriented development trend. Hamilton Springs can provide new and existing residents with more housing and transportation choices so they can pursue the affordable, convenient and active lifestyles they desire.



WHAT IS FORM-BASED CODE AND HOW IS IT UTILIZED IN HAMILTON SPRINGS

What is a Form-Based Code?

The Hamilton Springs Specific Plan utilizes a form-based code to regulate the built environment. Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. They are regulations, not mere guidelines, adopted into city or county law. Form-based codes offer a powerful alternative to conventional zoning.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning’s focus on the segregation of land uses, and the control of development intensity through abstract parameters (e.g., FAR: Floor Area Ratio). Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They seek to achieve a community vision based on time-tested forms of urbanism. Because of the complex nature of a mixed-use environment, the form-based approach was selected as the preferred method for achieving a high quality built environment in the Hamilton Springs Specific Plan area.

Elements of a Form-Based Code

Form-based codes commonly include the following elements:

- **Regulating Plan.** A plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded.
- **Public Space Standards.** Specifications for the elements within the public realm (e.g., sidewalks, travel lanes, on-street parking, street trees, street furniture, etc.).
- **Building Form Standards.** Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.
- **Administration.** A clearly defined application and project review process.
- **Definitions.** A glossary to ensure the precise use of technical terms.

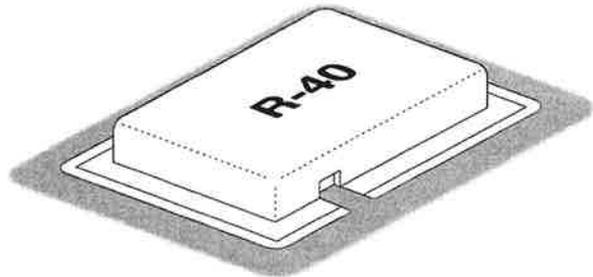
Form-based codes may also include:

- **Architectural Standards.** Regulations controlling external architectural materials and quality.
- **Landscaping Standards.** Regulations controlling landscape design and plant materials on private property as they impact public spaces (e.g. regulations about parking lot screening and shading, maintaining sight lines, ensuring unobstructed pedestrian movement, etc.).
- **Signage Standards.** Regulations controlling allowable signage sizes, materials, illumination, and placement.
- **Environmental Resource Standards.** Regulations controlling issues such as storm water drainage and infiltration, development on slopes, tree protection, solar access, etc.
- **Annotation.** Text and illustrations explaining the intentions of specific code provisions.

Credit: Form-Based Code Institute

HOW ZONING DEFINES A ONE-BLOCK PARCEL

Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building height(s) specified.



HOW FORM-BASED CODES DEFINE A ONE-BLOCK PARCEL

Street and building types (or mix of types), build-to-lines, number of floors, and percentage of built site frontage specified.

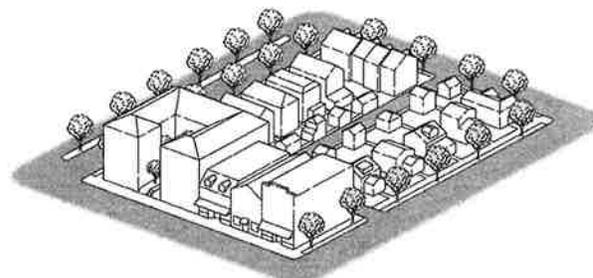


Illustration Credit: Peter Katz and Steve Price - Urban Advantage

THE HAMILTON SPRINGS SPECIFIC PLAN

The Hamilton Springs Specific Plan regulates the physical form of buildings to ensure each makes a positive contribution to a complete neighborhood environment. By ensuring a specific and predictable neighborhood form is built, the Hamilton Springs Specific Plan ensures that all new construction makes a positive contribution to the public realm – streets and open space – and that all investments are held to the same standards.

The Hamilton Springs Specific Plan is a regulating document and supersedes the Lebanon Zoning Ordinance, Subdivision Regulations and the Lebanon Sign Ordinance. Only in instances where subjects are not discussed in this document shall the Lebanon Zoning Ordinance, Subdivision Regulations or the Lebanon Sign Ordinance be referenced.

The Guiding Principles of the Hamilton Springs Specific Plan have directed the standards detailed in this document and are as follows:

ENSURE THAT HAMILTON SPRINGS TOD BECOMES A CIVIC, COMMERCIAL AND ENTERTAINMENT DESTINATION FOR THE CITY OF LEBANON.

The regulations of the Hamilton Springs Specific Plan clarify the vision for each subdistrict in Hamilton Springs TOD. Under the Hamilton Springs Specific Plan, certain areas are allowed to have multiple-story buildings, while others are zoned for neighborhood-scale development, while still others are allowed to be more transitional with supporting uses necessary to sustain home-based businesses and live/work situations.

PROVIDE OPPORTUNITIES FOR CONTINUED GROWTH WHILE PRESERVING AND ENHANCING THE CHARACTER OF THE CITY OF LEBANON.

In a traditional neighborhood, the street level design and function of a building is of the utmost importance. The interaction of the building with the street should enliven the street, making it comfortable, safe and interesting for pedestrians. The Hamilton Springs Specific Plan is based on frontage design – storefront, stoop, porch, and civic – and includes standards on glazing, architecture, vehicular access, landscaping, signage and active uses on the ground level. Correctly designed, these attributes will contribute to safe and interesting streets resulting in a vibrant neighborhood and a healthy environment.

A safe and interesting neighborhood environment is attractive to residents and business patrons. The Hamilton Springs

Specific Plan fosters a desirable neighborhood environment through attention to pedestrian-oriented design, appropriate scale and massing, and neighborhood creation.

CREATE ACTIVE, ATTRACTIVE STREETS AND STREETSCAPES. Walking is encouraged in the Hamilton Springs Specific Plan by making the walk safe, interesting, and comfortable. Streets prioritize the pedestrian experience while appropriately accommodating vehicular traffic. The Hamilton Springs Specific Plan emphasizes frontage design, requires active ground level uses, and sets standards for vehicular activity.

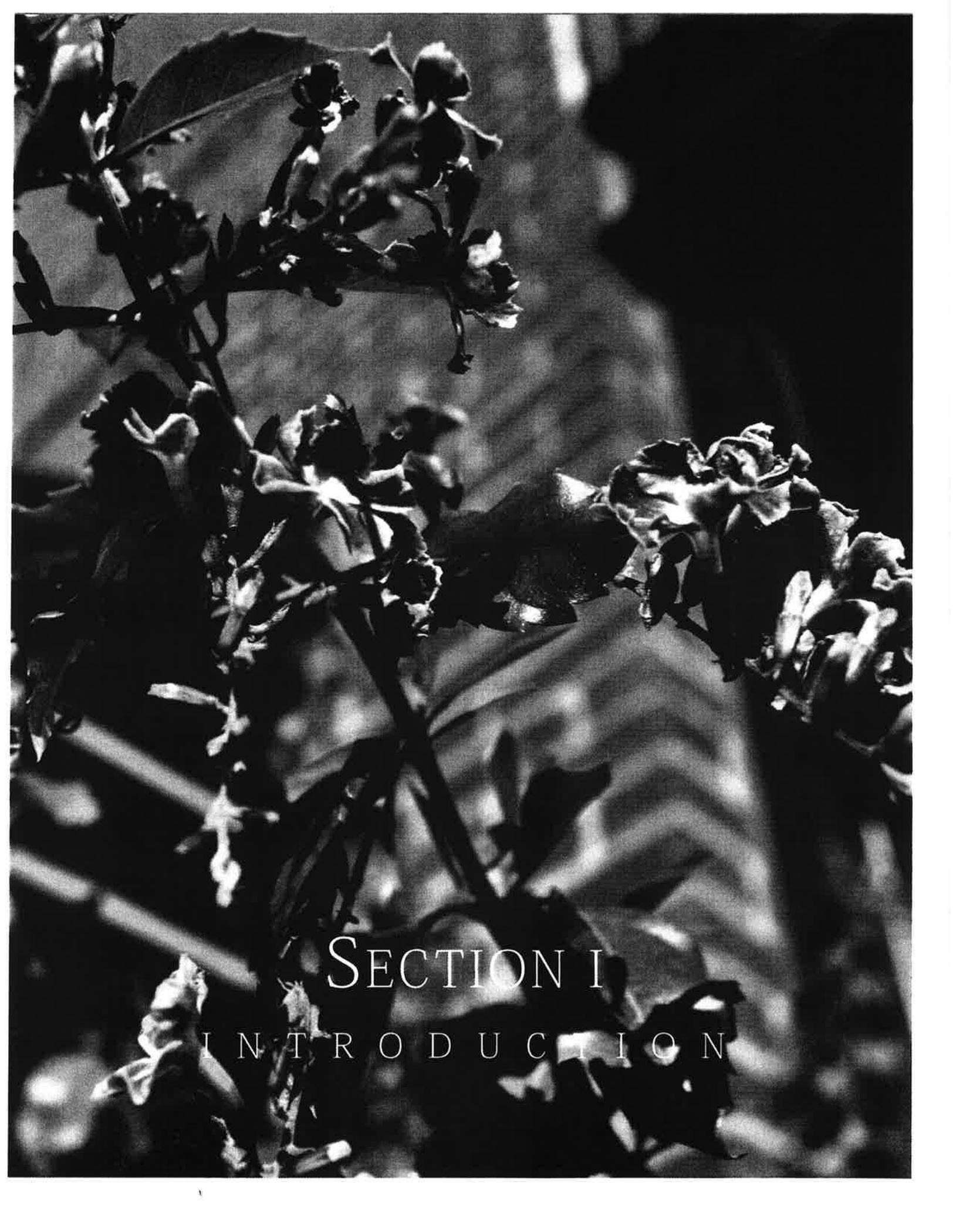
The Hamilton Springs Specific Plan prioritizes the location of vehicular access points per street type – Boulevard, Avenue, Street, and Alley. By prioritizing, instead of regulating, the Hamilton Springs Specific Plan allows flexibility for site-specific solutions to be reached in collaboration between the developer, the Design Review Committee (DRC), City of Lebanon Staff, Lebanon Planning Commission, and Lebanon City Council.

CREATE ENVIRONMENTALLY SUSTAINABLE AND ENERGY EFFICIENT DEVELOPMENT.

In order to promote sustainable development, the Specific Plan encourages energy efficient, low-impact development strategies and the utilization of cutting-edge technology.

CREATE “GREAT SPACES” THROUGHOUT HAMILTON SPRINGS TOD FOR THE ENJOYMENT OF CITIZENS AND VISITORS.

The Hamilton Springs Specific Plan recommends that Hamilton Springs TOD have unique types of open space available to meet the needs of citizens. The Hamilton Springs Specific Plan provides standards for the creation and preservation of these open spaces: greens, squares, plazas, courts, pocket parks / playgrounds, and natural areas. The open spaces will serve as important “great spaces” to help create the vital and functioning neighborhood envisioned by the Hamilton Springs Specific Plan.



SECTION I

I N T R O D U C T I O N



A young girl enjoying her stay at Hamilton Springs Resort.



Hamilton Springs Resort before it burned.



Vacationers enjoying a picture by the resort sign.

A. SITE CONTEXT AND HISTORY

Before the era of health spas and anti-aging creams, people turned to natural springs for the same rejuvenating effects. Some were world renowned and others were known only to the people who lived in the area. The effects of natural minerals gave way to resorts in the nineteenth and early twentieth centuries which Americans frequented as favorite vacation retreats. Hamilton Springs began its heritage through the use of such natural springs and thus came its success and recognition within Tennessee communities as a desired destination.

Hamilton Springs Resort opened in 1898. Not only did people come to reap the restorative benefits of the mineral waters, they also came to take in the breathtaking views of the landscape. A 1919 advertisement described the resort as a magnificent hotel sitting in the rolling countryside and surrounded by a grove of beautiful trees. This beautiful land was acquired by Jim Hamilton's grandfather in 1799 when he claimed the land grant provided for his service in the Revolutionary War.

The hotel burned in 1932, but the rolling hills and groves of trees still remain as an important feature of this lands heritage.

The land is now divided by two major transportation routes, one being Highway 70 and the other the Music City Star Commuter Rail. This section of rail was founded in 1884 as the Nashville and Knoxville Railroad. It was built with the intent to ship coal and iron ore to the Northeastern US over the Cincinnati Southern Railway; however, only a portion of the rail was completed between Lebanon, Nashville and Monterey. Later re-named the Nashville and Eastern Railroad in the 1980s, the rail was used to reestablish freight services from Nashville to Lebanon and points further east. Now it is home to the Music City Star Commuter Rail which began service on September 18, 2006.

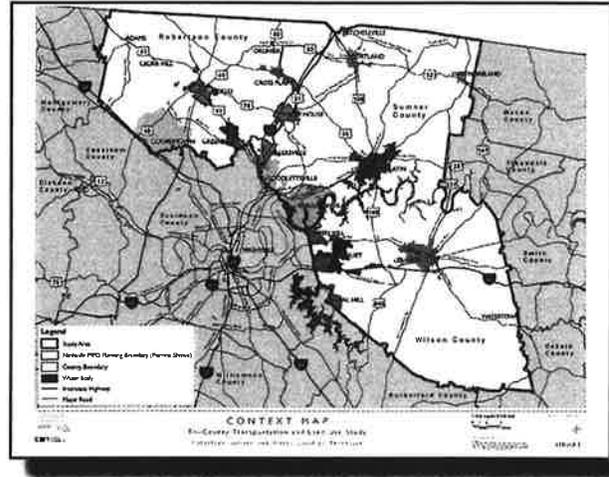
The Music City Star begins its journey in Lebanon and terminates in downtown Nashville aiding in the transport of commuters to their workday destinations. The commuter rail is the major transportation device used to offset the congestion of the morning and evening commutes along Interstate-40. The Regional Transportation Authority (RTA) has instituted incentives to promote ridership such as extending hours of operation on Fridays as well as providing service for special events for Titans games and the Fourth of July fireworks on the riverfront in Nashville. RTA has also teamed with the Metropolitan Transit Authority (MTA) which provides bus service in Nashville to provide riders of the Music City Star with a free downtown circulator bus service called the Music City Circuit with multiple routes throughout downtown.



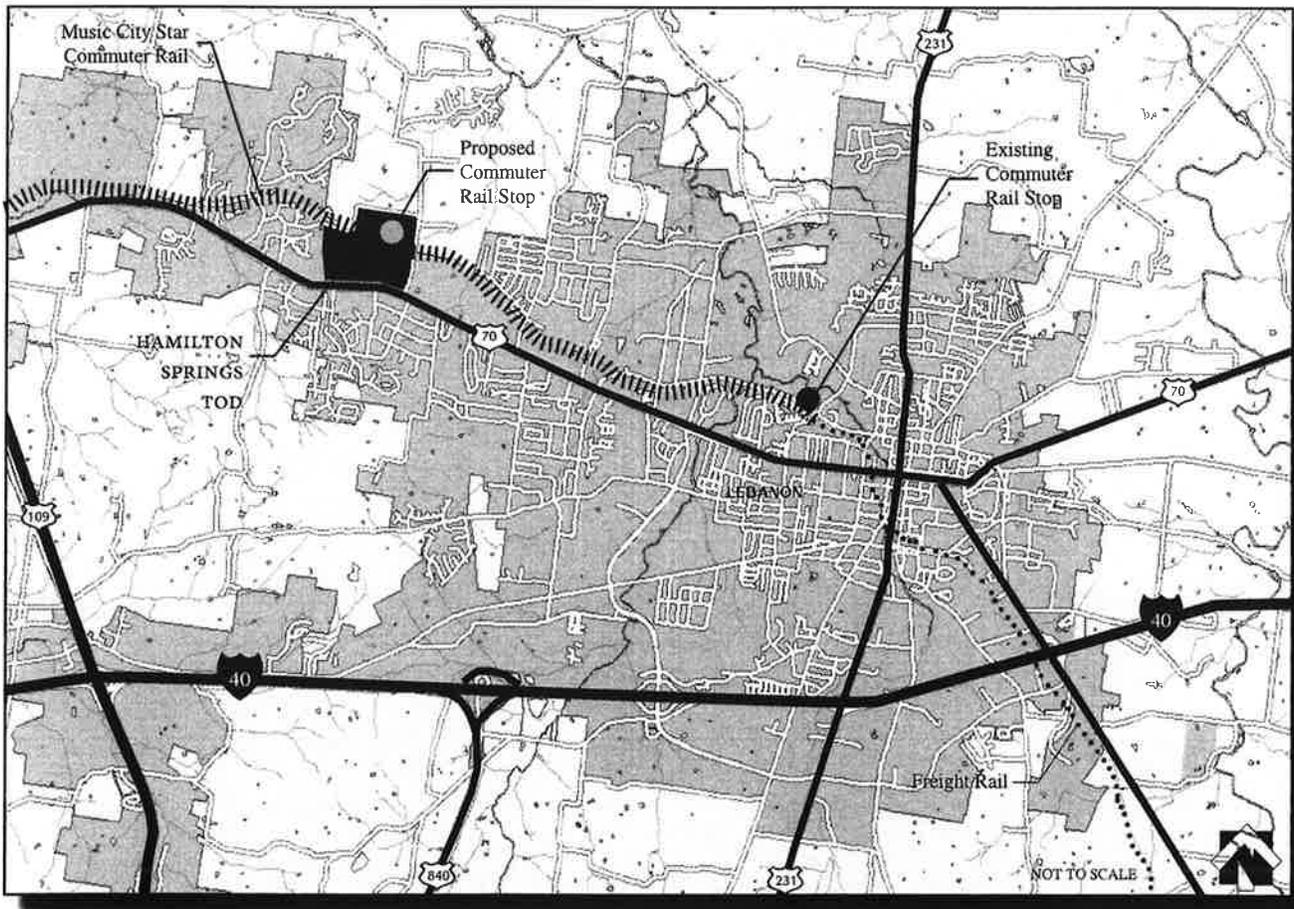
A. SITE CONTEXT AND HISTORY (CONTINUED)

The Music City Star could be a great asset to the City of Lebanon and Wilson County. This rail line has a history of bringing people to and from the community, and with careful planning of the adjacent properties surrounding the rail, usage could easily increase. Transit Oriented Developments (TODs) are centered around transit hubs and provide a walkable and livable community composed of office, retail, and residential components.

The Specific Plan for Hamilton Springs, outlined in this document, illustrates how this land will be utilized as a TOD, the first of its kind to be built in Middle Tennessee in the modern era. By using form-based code, it has the potential to become one of the most unique and sustainable developments in Middle Tennessee.



Context Map - Courtesy Nashville Area MPO



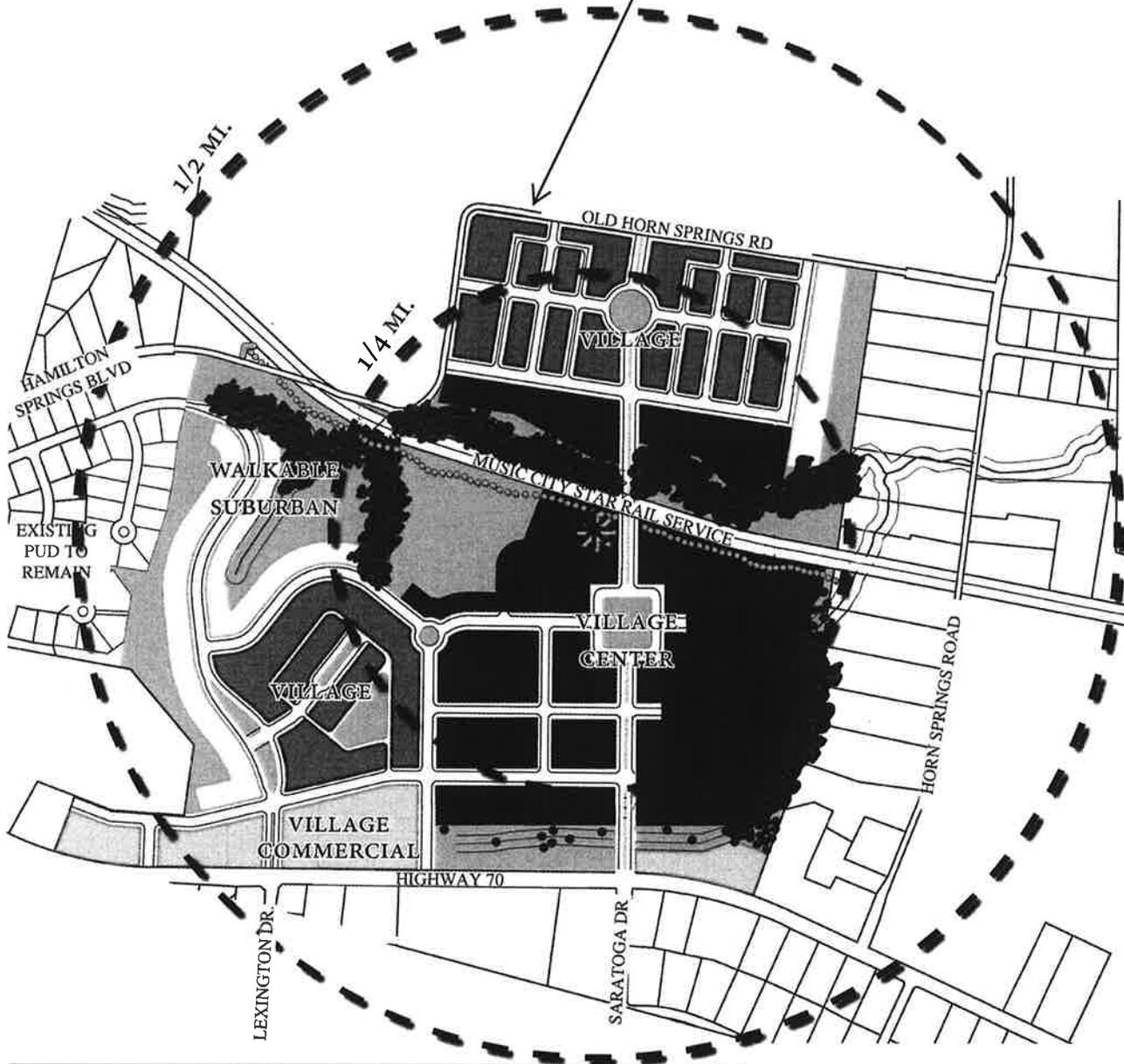
Location Map



INTRODUCTION

Plan graphic to match revised site plan.

B. MASTER DEVELOPMENT PLAN



LEGEND

	Proposed Commuter Rail Stop		Village Commercial Subdistrict		Conceptual Routing of Future Greenway
	Village Center Subdistrict		Walkable Suburban Subdistrict		Stream Buffer
	Village Subdistrict		Open Space		

NOT TO SCALE 



C. HOW TO USE THIS DOCUMENT

The Hamilton Springs Specific Plan should be studied and understood prior to starting the design of a building and its site. The overall goal is the creation of a mixed use neighborhood networked by a pedestrian friendly public realm. The master plan derives its elegance from the simple, collective massing of building and quality streetscape design. The following steps will be useful in determining which standards apply to a particular building site:

STEP ONE: BECOME FAMILIAR WITH MASTER DEVELOPMENT PLAN & SUBDISTRICTS

- The Master Development Plan is the official zoning map for The Hamilton Springs Specific Plan. The Master Development Plan is organized by subdistricts and is shown on page 4. The subdistrict development plans and standards are shown on pages 8 -14.
- Each subdistrict is unique according to its proximity to the proposed commuter rail stop and dictates the zoning regulations that will help to create and maintain each desired mix of uses, urban design, and active walkable environment.

STEP TWO: USE APPROPRIATE STREET TYPE AND STREETScape ELEMENTS

- Street types are indicated on each subdistrict’s development plan, determine the street frontage(s) that apply. Once the street frontage is identified, refer to street types in Section IV: General Design Standards for standards on R.O.W. widths, streetside zones and elements required.

STEP THREE: REVIEW BUILDING REGULATIONS

- Review the building regulations for each subdistrict outlined in Section II: Subdistrict Standards. These standards will reinforce coherent relationships between the buildings themselves and between the buildings, the streets, and public spaces.

STEP FOUR: REVIEW PERMITTED USE TABLE

- Review the permitted use table outlined in Section III for each subdistrict. Land uses outlined in Section III are subdistrict specific. Use the Land Use Chart to match the corresponding allowable land uses for each subdistrict.

STEP FIVE: STUDY GENERAL DESIGN STANDARDS

- The General Design Standards are outlined in Section IV and apply to all subdistricts. Section IV includes guidelines for designing lot layouts, parking, open space, services areas and elements such as signage, fences, walls and landscape standards. Refer to Section IV when selecting architecture and site materials; all of which are critical to the relationship between buildings and the public realm.

D. DESIGN REVIEW COMMITTEE (DRC)

The primary role of the DRC is to review each application to ensure a consistent level of quality is maintained throughout the life of the Hamilton Springs Specific Plan area. Establishment of the DRC and its authority and limitations are established in the Hamilton Springs TOD Protective Covenants. See the Hamilton Springs TOD Protective Covenants for detailed explanation of the DRC constitution.

APPROVAL OF PLANS

Applications that meet all applicable standards of the Hamilton Springs Specific Plan shall be reviewed by the Hamilton Springs Design Review Committee (DRC) and City of Lebanon Staff to ensure designs meet the standards set forth in this document. Applications shall follow all applicable zoning code and procedures with the understanding that the Hamilton Springs Specific Plan supersedes. (See Application Process Matrix - Figure D.1). Approval of proposed improvements shall be based on the best judgment of the DRC, in its sole discretion, to see that all improvements conform and harmonize with all proposed and/or existing improvements on the property as to external design, quality and type of construction, materials, color, siting, height, grade and finished ground elevation and conformity of the proposed improvements to the purpose and general plan and intent of the Hamilton Springs Specific Plan. The term "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surface, such as, but not limited to, buildings, exterior facades, renovations, outbuildings, signage, utilities, including without limitation, water lines, sewers, electrical and gas distribution facilities, garbage and refuse collection and storage areas, loading areas, parking areas, driveways, streets and roads, curb cuts, walkways, light poles, additions, modifications, or repairs (except for repairs which restore the improvement to substantially the same condition). The Hamilton Springs DRC is subject to the rules and procedures adopted in the Hamilton Springs TOD Area Protective Covenants.

Applications that deviate from the applicable standards of the Hamilton Springs Specific Plan constitute either a Minor or Major Amendment to the Master Development Plan and shall be required to go through either the Minor or Major Amendment approval process depending on the level of deviation from the approved Master Development Plan. In cases where the proposed improvements consist of additions less than 25% or the existing structure or an unsubstantial cosmetic alteration to the existing structure, the submittal may be considered a minor site plan application and eligible for an administrative application process. (See Application Process Matrix, Figure D.1)

SUBMITTALS

Prior to submitting plans to the DRC for approval, the applicant shall contact the DRC for a pre-application meeting to discuss the intended purpose of the land to be developed. After this meeting has been established, the applicant shall use the checklist outlined in Section V: Appendix, pg.76, to submit plans. All submittals shall be addressed to the Hamilton Springs DRC, 1333-C West Main Street Lebanon, TN 37087, or to any such different address as the DRC shall hereafter designate in writing addressed to interested parties by certified mail.

Inquiries and other communications may be directed to the DRC:

Jack Bell
 Phone: 615-444-5930
 Fax: 615-444-5668
 Email: HSDRC@jackbellbuilders.com

DELIVERABLES

See Section V: Appendix, pg.76 for site plan general information and checklist.

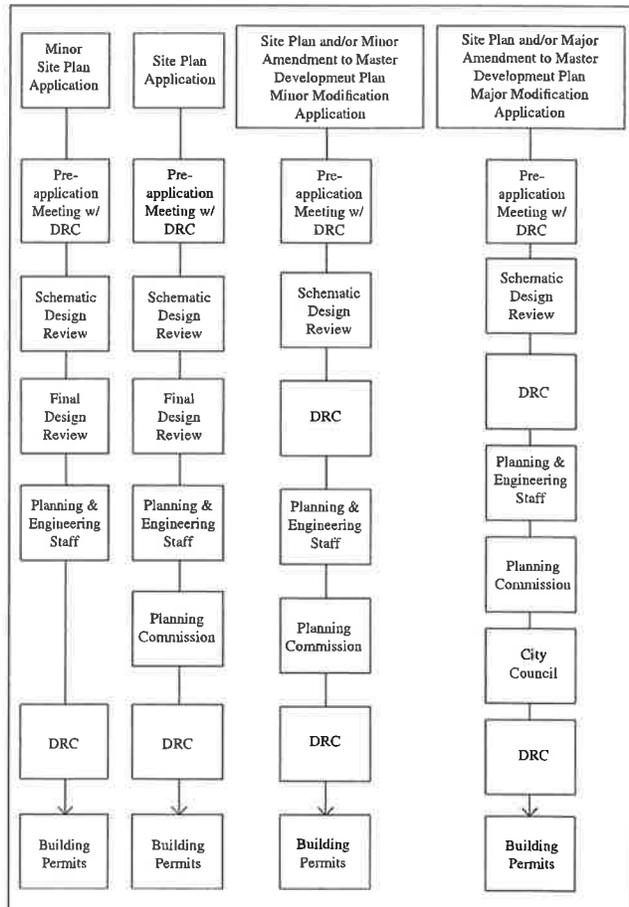
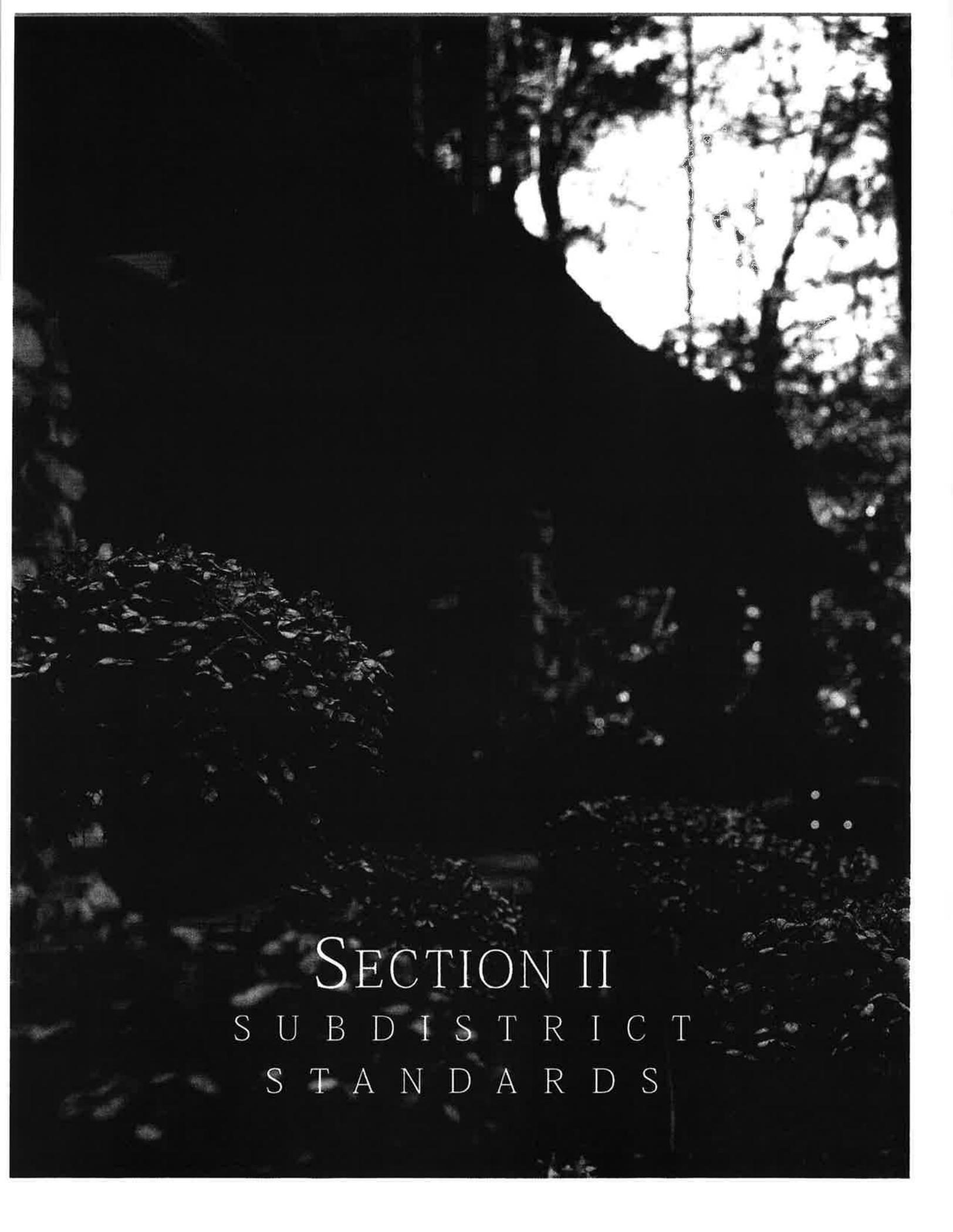


FIGURE D.1 - Application Process Matrix



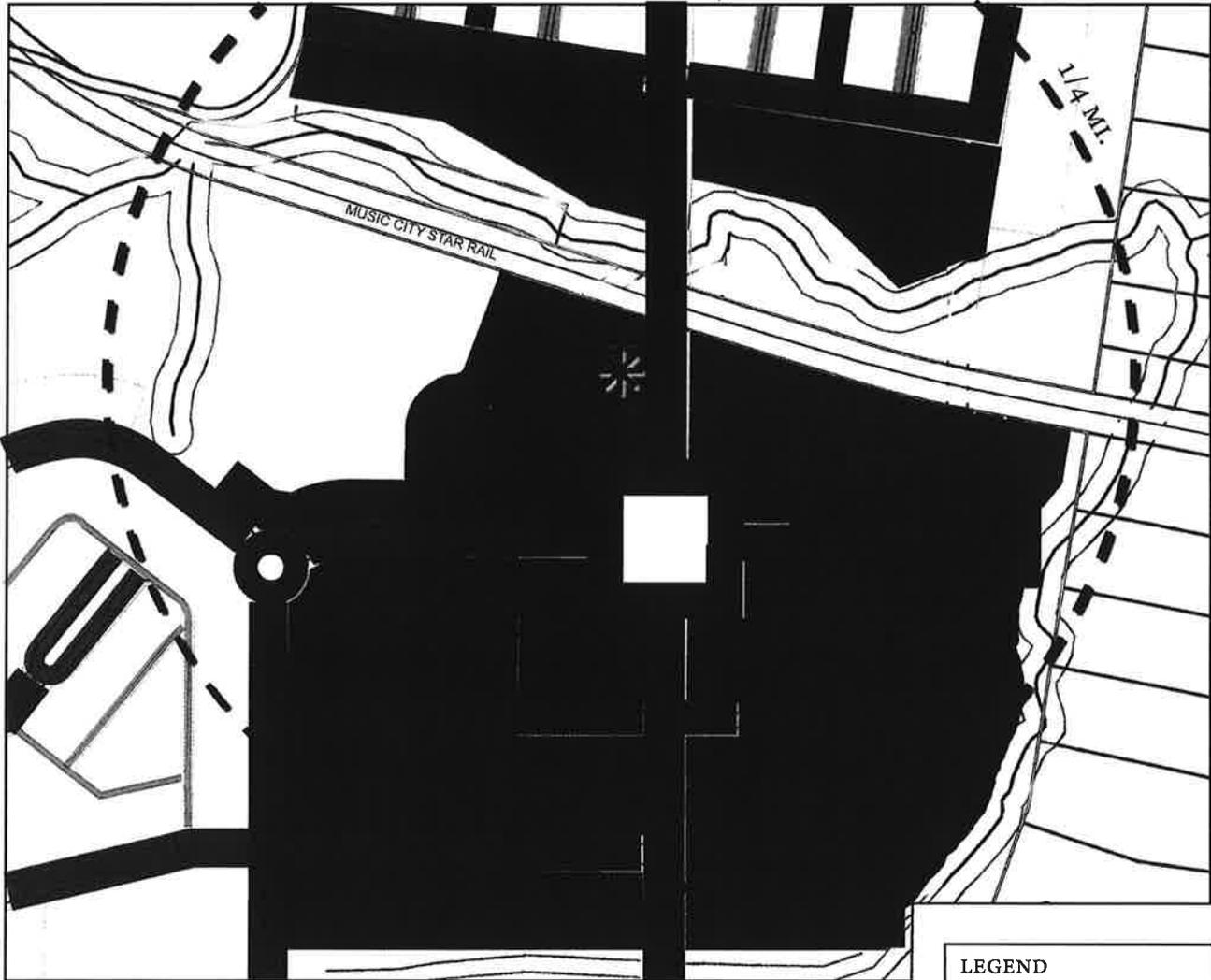
SECTION II
SUBDISTRICT
STANDARDS



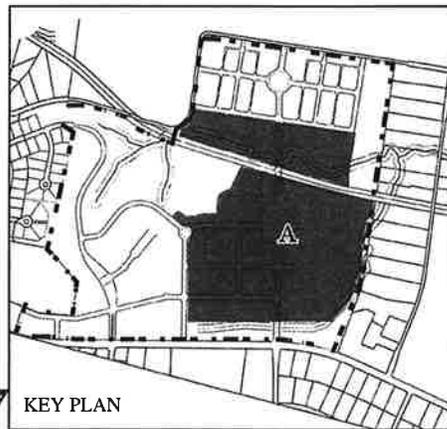
SUBDISTRICT STANDARDS

Plan graphic to match revised site plan.

A. VILLAGE CENTER SUBDISTRICT DEVELOPMENT PLAN



The Village Center is the most dense subdistrict, offering more opportunity for the mixing of uses and is generally located 0-1/4 miles from the proposed commuter rail stop. If residential uses are proposed as a stand alone use or as part of a mixed-use site, then Dwelling Units per Acre (DUA) shall range from a minimum requirement of 12 DUA to a maximum allowable of 40 DUA. Importance should be placed on an engaging streetside zone, pedestrian safety, varying architecture on the first floor of every building, and controlled vehicular access.



LEGEND

-  Proposed Commuter Rail Stop
-  Village Center Subdistrict
-  Boulevard
-  3-Lane Avenue
-  2-Lane Avenue
-  Street
-  Alley



Plan graphic to match revised site plan.

(insert text) NOTE: Deviations from the requirements below may be allowed based on topographic constraints as recommended by the DRC. These deviations shall be reviewed on a case-by-case basis.



VILLAGE CENTER: BUILDING REGULATIONS

FRONTAGE AND STREETSIDE ZONES

A ALLOWED FRONTAGE TYPES WITH REQUIRED BUILD-TO-ZONE

Boulevard:

- ◊ Storefront Frontage 0'-10'
- ◊ Stoop Frontage 5'-10'
- ◊ Porch Frontage 10'-25'

Avenue:

- ◊ Storefront Frontage 0'-10'
- ◊ Stoop Frontage 5'-10'
- ◊ Porch Frontage 10'-25'

Street:

- ◊ Storefront Frontage 0'-10'
- ◊ Stoop Frontage 5'-15'
- ◊ Porch Frontage 10'-25'

NOTE: EXTERIOR DOOR SWINGS ARE NOT ALLOWED TO ENCROACH UPON THE PUBLIC R.O.W.

FOR EXAMPLES OF ALLOWED FRONTAGE TYPES, SEE PAGES 35-47.

B FACADE WIDTH

Boulevard:

- ◊ Maximum 100% of lot frontage
- ◊ Minimum 70% of lot frontage

Avenue

- ◊ Maximum 100% of lot frontage
- ◊ Minimum 70% of lot frontage

Street

- ◊ Maximum 90% of lot frontage
- ◊ Minimum 60% of lot frontage

C MINIMUM BUILDING DEPTH 15' From Building Facade

For those buildings surrounding parking structures, a building liner is required.

D HEIGHT

BOULEVARD:

- ◊ Minimum 42'
- ◊ Maximum 75'

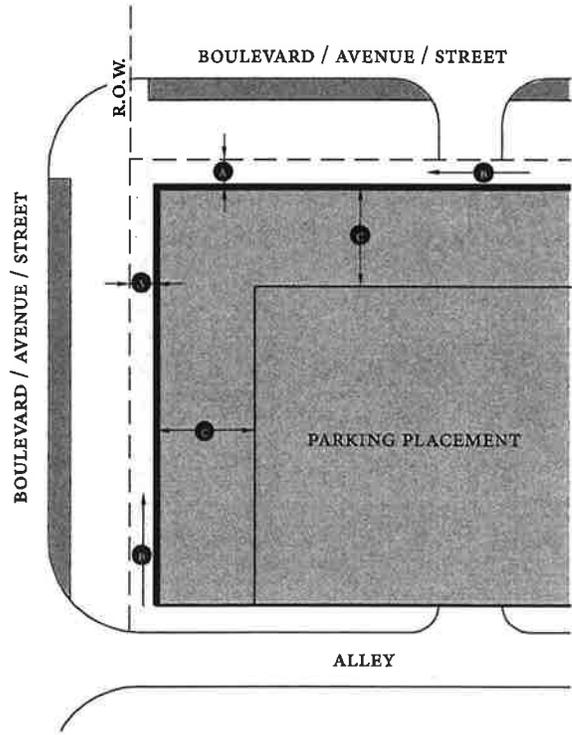
40'

AVENUE:

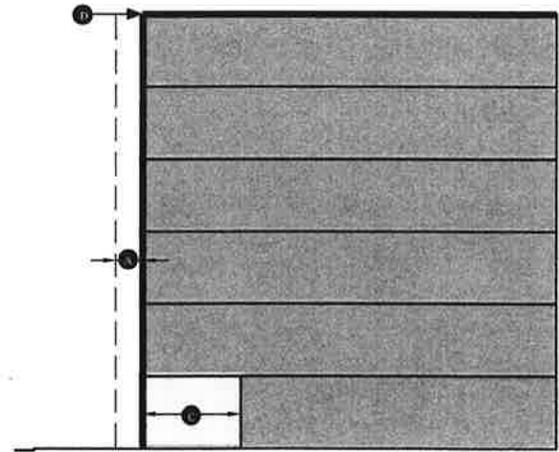
- ◊ Minimum 30'
- ◊ Maximum 75'

STREET:

- ◊ Minimum 20'
- ◊ Maximum 75'



BUILDING PLAN



BUILDING SECTION

ZONING ORDINANCE 16-5186

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING UNADDRESSED PROPERTY ON HIGHWAY 109 SOUTH FROM RS20 – LOW DENSITY SINGLE-FAMILY TO IP – PLANNED BUSINESS/INDUSTRIAL PARK IN WARD 4

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city; and

WHEREAS, the subject property is adjacent to an existing industrial district; and

WHEREAS, the subject property is identified as Commercial, Commercial/Office and Industrial in the Future Land Use Plan; and

WHEREAS, the property owner is asking for the IP zoning to continue the industrial zoning on Highway 109 South; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning to IP – Planned Business/Industrial Park to the Mayor and City Council at their March 22, 2016 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from RS202 – Low Density Single-Family to IP – Planned Business/Industrial Park.

Approximately 252.00 acres more or less, located on unaddressed property on Highway 109 South as shown on the attached map.

For reference, see Deed Book 1237 Page 566 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 94 Parcel 31, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on _____.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest:

Approved:

Commissioner of Finance & Revenue

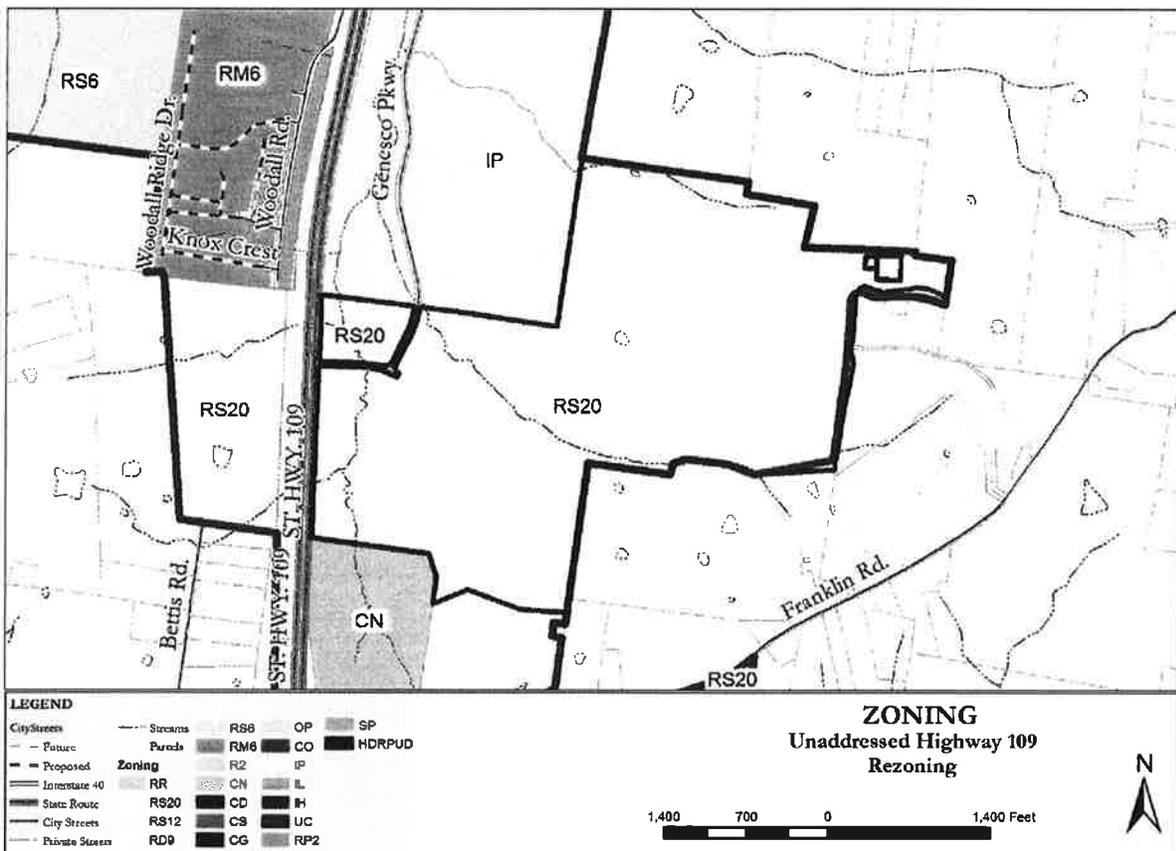
Mayor

Approved as to Form:

Passed first reading: _____.

City Attorney

Passed second reading: _____.



ZONING ORDINANCE 16-5187

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF
LEBANON, TENNESSEE, BY CHANGING 1680 FRANKLIN ROAD FROM RR –
RURAL RESIDENTIAL AGRICULTURAL TO CG – COMMERCIAL GENERAL IN
WARD 3**

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city;
and

WHEREAS, the subject property is adjacent to an existing commercial district; and

WHEREAS, the subject property is identified as Commercial in the Future Land Use
Plan; and

WHEREAS, the property owner is asking for the CG zoning to continue the commercial
zoning on Franklin Road; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect
and facilitate the public health, safety and welfare of the community through coordinated and
practical land use and land development for the betterment of Lebanon's population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended
approval of this rezoning to CG - Commercial General to the Mayor and City Council at their
March 22, 2016 meeting.

**NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as
follows:**

Section 1. That the property described herein be, and the same is hereby, rezoned from
RR – Rural Residential Agricultural to CG – Commercial General:

Approximately 4.90 acres more or less, located on 1680 Franklin Road as shown
on the attached map.

For reference, see Deed Book 1110 Page 1186 in the Register's Office of Wilson
County, Tennessee, and being shown as Tax Map 81 Parcel 116.03, for Wilson
County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said
conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on _____.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest:

Approved:

Commissioner of Finance & Revenue

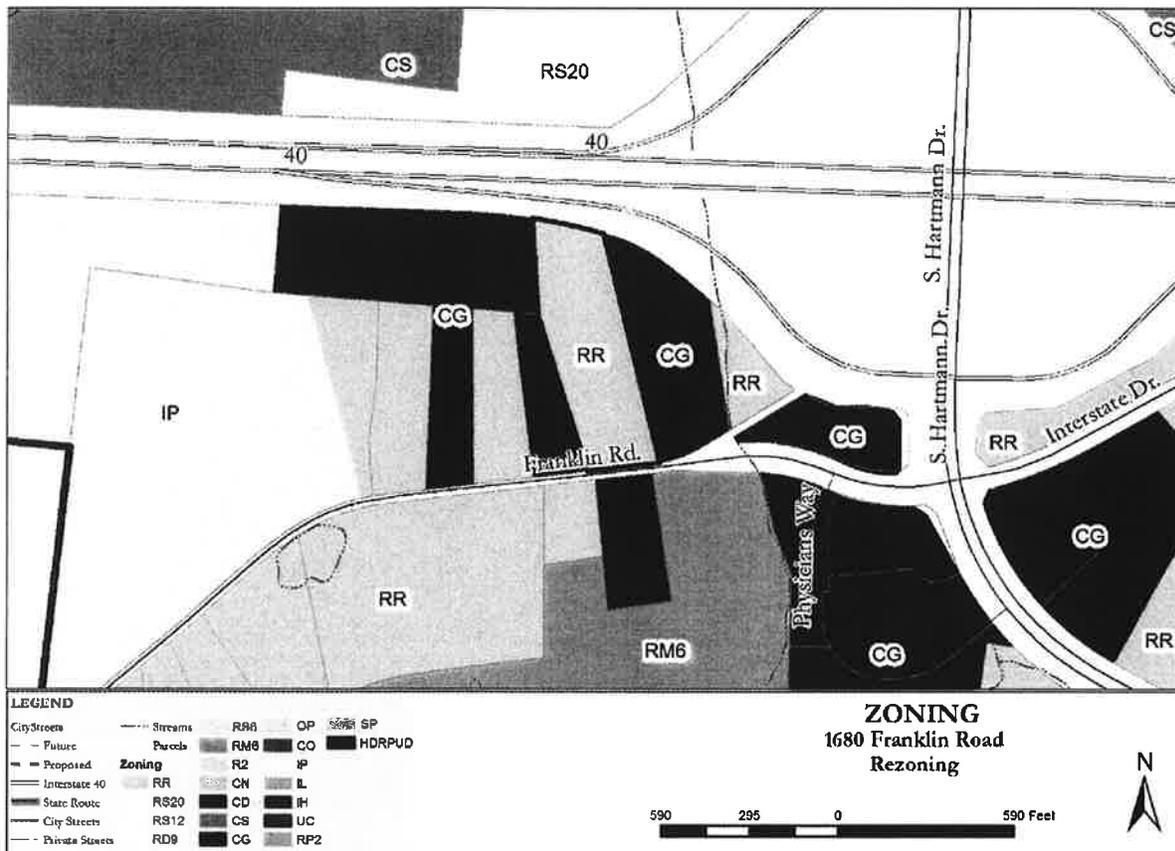
Mayor

Approved as to Form:

Passed first reading: _____.

City Attorney

Passed second reading: _____.



ZONING ORDINANCE 16-5188

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING UNADDRESSED PROPERTY ON MADDOX SIMPSON PARKWAY AND S.E. TATER PEELER ROAD FROM RR – RURAL RESIDENTIAL AGRICULTURAL TO IL – INDUSTRIAL LIGHT IN WARD 3

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city; and

WHEREAS, the subject properties are adjacent to an existing industrial district; and

WHEREAS, the subject properties are identified as Commercial/Office in the Future Land Use Plan; and

WHEREAS, the property owner is asking for the IL zoning to continue the industrial zoning on Maddox Simpson Parkway and S.E Tater Peeler Road; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning to IL – Industrial Light District to the Mayor and City Council at their March 22, 2016 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from RR – Rural Residential Agricultural to IL – Industrial Light:

Approximately 19.00 acres more or less, located on unaddressed property on Maddox Simpson Parkway and S.E. Tater Peeler Road as shown on the attached map.

For reference, see Deed Book 463 Page 369, Deed Book 452 Page 968, Deed Book 417 Page 234, Deed Book 452 Page 968 and Deed Book 1078 Page 136 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 81 Parcels 77.08, 77.10 and 77.15 and Tax Map 92 Parcels 25 and 25.01, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on _____.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest:

Approved:

Commissioner of Finance & Revenue

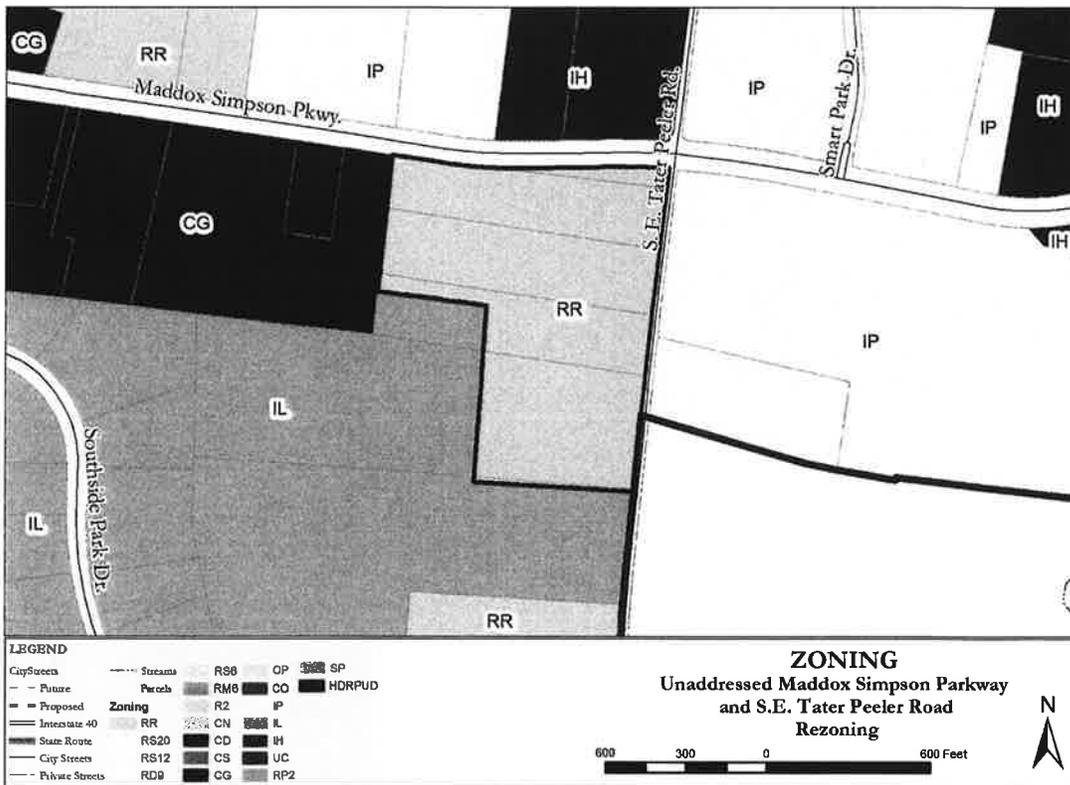
Mayor

Approved as to Form:

Passed first reading: _____.

City Attorney

Passed second reading: _____.



ZONING ORDINANCE 16-5189

AN ORDINANCE TO AMEND THE FUTURE LAND USE PLAN OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING THE AREA BETWEEN LEBANON ROAD (HIGHWAY 70), HIGHWAY 109 AND THE NASHVILLE EASTERN RAILROAD FROM IC – INDUSTRIAL/COMMERCIAL TO RMU- RESIDENTIAL MIXED USE

WHEREAS, the City of Lebanon desires to amend the Future Land Use Plan of the city; and

WHEREAS, the subject area is has a classification of IC and RMU in the Future Land Use Plan; and

WHEREAS, this area is located in near the Music City Star Station making it a prime spot for Transit Oriented Development (TOD); and

WHEREAS, the Future Land Use Plan designates RMU as the future land use classification for TODs; and

WHEREAS, this area is adjacent to land with the classification of RMU in the Future Land Use Plan; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment to the Future Land Use Plan to the Mayor and City Council at their March 22, 2016 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The area shown on the attached map consisting of about 57.86 acres between Lebanon Road (Highway 70), Highway 109 and the Nashville Eastern Railroad is changed from IC to RMU in the Future Land Use Plan for the City of Lebanon.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on _____.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest:

Approved:

Commissioner of Finance & Revenue

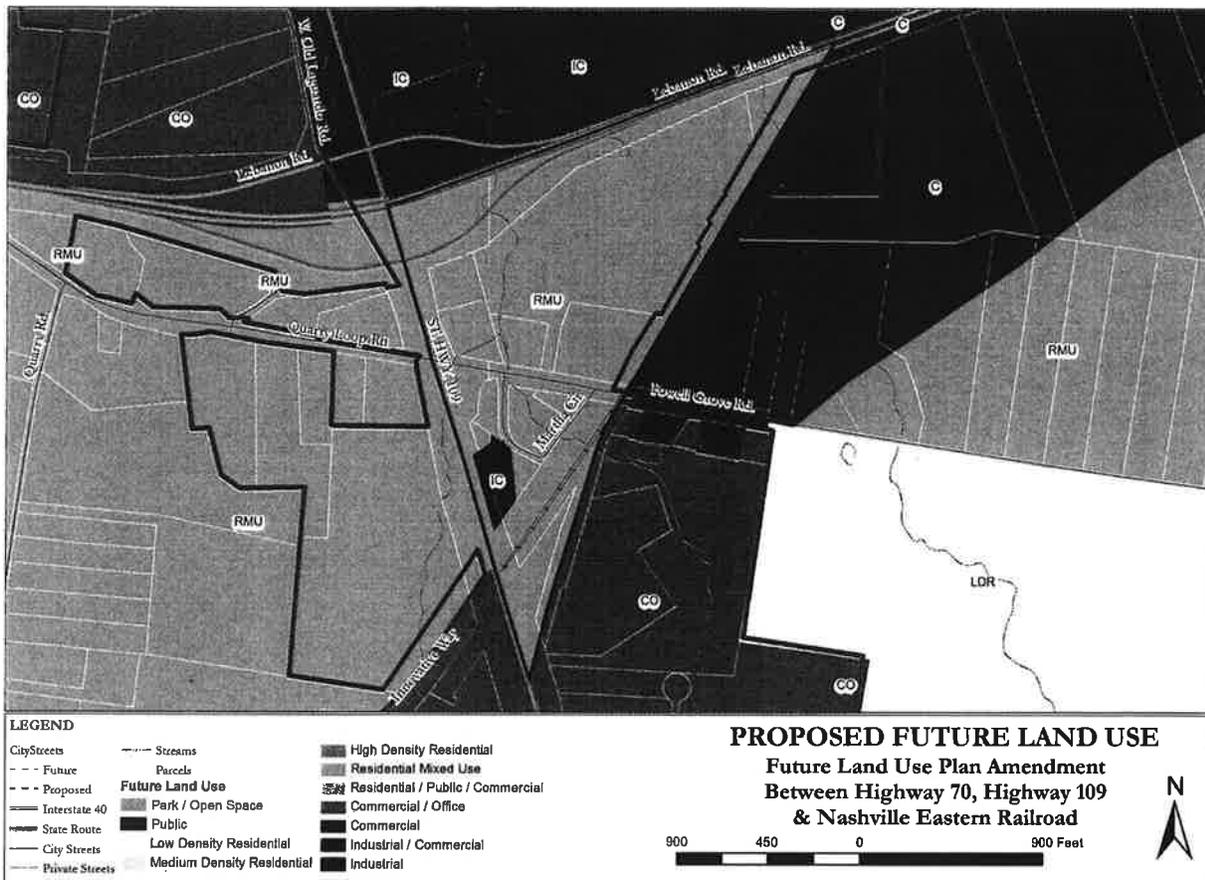
Mayor

Approved as to Form:

Passed first reading: _____.

City Attorney

Passed second reading: _____.



ORDINANCE NO. 16-5193

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A LINE ITEM TRANSFER FOR THE STORMWATER DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a line item transfer is necessary to cover the annual TDEC MS4 maintenance fee for the Stormwater Department; and

WHEREAS, the appropriate line item transfer is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance shall make the following line item transfer in the FY 15 – 16 City of Lebanon budget:

Department: Stormwater

From: 12043000-72300 Public Relations & Notices \$2,100.00

To: 12043000-72900 Contractual Services \$2,100.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

CITY OF LEBANON ACCTG. DEPT.

BUDGET AMENDMENT FORM

FY 2015-2016

FINANCE DEPT.

2016 MAR 31 AM 8:12

FOR ACCOUNTING PURPOSES ONLY

BGT # _____

POSTED _____

REF # _____

INITIALS _____

DEPARTMENT Stormwater

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
120-43000-72300	Public Relations & Notices	\$ 2,100.00	
Total		\$ 2,100.00	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
120-43000-72900	Contractual Services		\$ 2,100.00
Total			\$ 2,100.00

REQUESTED BY

Liane M. Dranes

DATE 3/29/2016

DEPARTMENT HEAD

Jeff Baum

DATE 3/30/16

COMM. OF FINANCE

Robert J. ...

DATE 4-5-16

MAYOR

DATE _____

REASON FOR THIS TRANSFER:

Transfer funds to cover annual TDEC MS4 maintenance fee.

After

ORDINANCE NO. 16-5194

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A LINE ITEM TRANSFER FOR THE ENGINEERING DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a line item transfer is necessary to cover uniform expenses for the remainder of the year for the Engineering Department; and

WHEREAS, the appropriate line item transfer is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance shall make the following line item transfer in the FY 15 – 16 City of Lebanon budget:

Department: Engineering

From: 11043150-73310 Gas, oil, etc \$250.00

To: 11043150-73260 Uniforms \$250.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

ORDINANCE NO. 16-5195

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A LINE ITEM TRANSFER FOR THE GAS DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a line item transfer is necessary to cover expenses for the remainder of the year for the Gas Department; and

WHEREAS, the appropriate line item transfer is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance shall make the following line item transfer in the FY 15 – 16 City of Lebanon budget:

Department: Gas

From: 41552413-72900 Contractual \$2,500.00

To: 41552413-73300 Repair & Maint Supplies \$2,500.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

ORDINANCE NO. 16-5196

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A BUDGET AMENDMENT FOR THE LEGENDS DRIVE EXTENSION PROJECT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a budget amendment is now necessary for the Legends Drive Extension Project to appropriate unused funds for engineering and other expenditures; and

WHEREAS, the appropriate budget amendment is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the FY 2015 – 2016 City of Lebanon budget in the following manner to appropriate unused funds for the Legends Drive Extension Project:

Department: Legends Drive Extension			
From: 31690000-79000	Budget Fund Balance		\$172,460.92
To: 31643147-79330	Engineering & Other Exp		\$172,460.92

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

ORDINANCE NO. 16-5197

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE THE
2016 NATURAL GAS LEAK SURVEY**

WHEREAS, the City of Lebanon is required by the Tennessee Department of Transportation - Division of Pipeline Safety (192-723) to conduct a survey for natural gas leaks in 2016; and

WHEREAS, competitive bidding for this project was opened on March 31, 2016, wherein the City of Lebanon received the following bids; and

<u>Company</u>	<u>Amount</u>
Lisco Incorporated	\$16,640.00
Mid-South Corrosion	No Response
Heath Consultants	No Response
Southern Cross	No Response
Mid-South Utility	No Response

WHEREAS, Lisco Incorporated is recommended as the best and lowest bidder; and

WHEREAS, funds to conduct the natural gas leak survey for 2016 are appropriated in the 2015 – 2016 fiscal year budget under line item #415-52413-72900.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to enter into a contract with Lisco Incorporated to conduct the 2016 Natural Gas Leak Survey in the amount of Sixteen Thousand, Six Hundred Forty Dollars and No Cents (\$16,640.00).

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

ORDINANCE NO. 16-5198

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE THE PURCHASE OF FIREWORKS FOR VARIOUS CITY SPONSORED EVENTS

WHEREAS, the City of Lebanon has a need to purchase fireworks to be displayed at various City sponsored events; and

WHEREAS, competitive bidding was opened on April 14, 2015 wherein the City of Lebanon awarded the bid to Pyro Shows for \$26,500.00 per year for two years; and

WHEREAS, funds for the purchase of fireworks will be appropriated in the 2016-2017 fiscal year budget.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to enter into a contract with Pyro Shows for the purchase of fireworks for various City sponsored events in the amount of Twenty-six Thousand, Five Hundred Dollars and No Cents (\$26,500.00).

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

ORDINANCE NO. 16-5199

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO MODIFY
SEWER TREATMENT SEPTIC TANK DUMPING FEE
FROM \$65 PER LOAD TO \$35 PER LOAD**

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924 wherein the septic tank dumping fee was increased from \$20 per load to \$65 per load; and

WHEREAS, it is now necessary to modify such fee from \$65 per load to \$35 per load; and

WHEREAS, such fee modification will be retroactive to April 1, 2016.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to modify the sewer treatment septic tank dumping fee from Sixty-five Dollars (\$65.00) per load to Thirty-five Dollars per load (\$35.00), retroactive to April 1, 2016.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

From Ord
15-4924

Industrial Bldg.	Per Employee	\$20	\$25	\$24	\$140
School or Daycare	Per Student	No Set Fee	\$60	No Set Fee	\$80
College (Residential)	Per Student	No Set Fee	\$375	No Set Fee	\$500
Theater/Auditor/Church	Pr Seat/Cap	No Set Fee	\$15	No Set Fee	\$20
Laundromat	Per Washer	No Set Fee	\$750	No Set Fee	\$1500
Jail	Per Inmate	No Set Fee	\$450	No Set Fee	\$600
Hospital	Per Bed	No Set Fee	\$750	No Set Fee	\$1000
Gym	Per 1000 SF	No Set Fee	\$750	No Set Fee	\$1000
Car Wash	Per Bay	No Set Fee	\$1200	No Set Fee	\$1500
Rest Home & Assisted Living	Pr Lic Capac	No Set Fee	\$500	No Set Fee	\$700

**Water & Sewer
Plan Review & Inspection Fees**

Existing

System	Plan Review	Inspection Fee	Minimum
Water	\$ 300.00	\$ 1.25/L.F.	\$ 500.00
Sewer	\$ 300.00	\$ 2.00/L.F.	\$ 1,000.00
Force Main	\$ 300.00	\$ 1.25/L.F.	\$ 500.00

Proposed

System	Plan Review	Inspection Fee	Minimum
Water	\$ 300.00	\$ 1.50/L.F.	\$ 500.00
Sewer	\$ 300.00	\$ 2.25/L.F.	\$ 1,000.00
Force Main	\$ 300.00	\$ 1.50/L.F.	\$ 500.00

Gas Department

Gas Tap Fees

	In City	Outside City
Current	\$ 125.00/residential \$ 200.00/commercial	Current \$ 200/residential \$ ___/commercial
Proposed	\$ 150.00/residential \$ 225.00/commercial	Proposed \$ 225/residential \$ ___/commercial



Sewer Treatment

Septic Tank Dumping Current \$ 20/load Proposed \$ 65/load (Statewide average \$ 65)

Codes

Sign Permits Current \$ 10.00 + .50 per sq. ft. Proposed 0-100 sq. ft. \$ 50.00
101 sq. ft. and up \$ 50.00 + .50 per ft. over 100 sq. ft.

Business License Inspection for Issuance of A Certificate of Occupancy

New Fee Proposed \$ 35.00 initial inspection fee (includes 1 "reinspection")
\$ 25.00 per each additional inspection

Recreation Department

Field Rental Charges (#34750)
Teams renting field for single game Current \$ 35.00 Proposed \$ 50.00
Teams renting field for 2 games on same date Current \$ 50.00 Proposed \$ 100.00

ORDINANCE NO. 16-5200

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A BUDGET AMENDMENT FOR THE GAS DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a budget amendment is now necessary for the Gas Department to support new gas main and service installation; and

WHEREAS, the appropriate budget amendment is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the FY 2015 – 2016 City of Lebanon budget in the following manner to support new gas main and service installation:

Department: Gas

From: 41590001-79010 Retained Earnings \$10,000.00

To: 41552413-7450 Raw Materials \$10,000.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

**CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2015-2016**

FOR ACCOUNTING PURPOSES ONLY	
BGT #	_____
POSTED	_____
REF #	_____
INITIALS	_____

DEPARTMENT GAS

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
41590001 79010	Retained Earning	\$ 10,000.00	
Total		\$ 10,000.00	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
41552413 7450	Raw Materials		\$ 10,000.00
Total			\$ 10,000.00

REQUESTED BY	<u><i>[Signature]</i></u>	DATE	<u> 4-6-16 </u>
DEPARTMENT HEAD	<u><i>[Signature]</i></u>	DATE	<u> 4/11/16 </u>
COMM. OF FINANCE	<u><i>[Signature]</i></u>	DATE	<u> 4/12/16 </u>
MAYOR	_____	DATE	_____

REASON FOR THIS TRANSFER:
For rock used in service installations, main installs, and repairs to system to complete fy

ORDINANCE NO. 16-5201

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE THE ANNUAL RENEWAL OF THE CONTRACT WITH JAMES N. BUSH CONSTRUCTION COMPANY, INC., FOR GAS SYSTEM REHABILITATION/IMPROVEMENTS, PROJECT NO. CL10015

WHEREAS, the City Council of Lebanon passed Ordinance No. 10-3750 approving the bids for, and granting to James N. Bush Construction Company, Inc., the contract for Lebanon Gas Department Project No. CL10015, calling for gas system rehabilitation and improvements; and

WHEREAS, it is necessary and in the best interest of the customers of the City of Lebanon Gas Department to amend Ordinance No. 10-3750 by extending the term through April 30, 2017, unless terminated by either party, owner or contractor, or extended upon mutual agreement of the parties.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance and Revenue are hereby authorized to amend Ordinance No. 10-3750 by extending the term of the contract with James N. Bush Construction Company, Inc. through April 30, 2017, for Lebanon Gas Department Project No. CL10015, to an amount not to exceed the appropriations as approved in the annual gas department budget.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

Addendum No. 5

Job No. 2004.25
Page 1 of 2

ADDENDUM TO AGREEMENT OF THE
2010-2011 ANNUAL CONTINUING CONSTRUCTION CONTRACT # CL10015
NATURAL GAS SYSTEM IMPROVEMENTS
LEBANON GAS DEPARTMENT
WILSON COUNTY, TENNESSEE

BETWEEN

CITY OF LEBANON, TENNESSEE
AND
JAMES N. BUSH CONSTRUCTION COMPANY INC

This Addendum forms a part of the Contract Documents and modifies the original Contract, as stipulated below.

This Addendum consists of 2 pages, including attached signature sheet.

ACTION REQUIRED:

The following are changes to the Original Contract; all other terms in the Contract remain the same, apply to the new Term, defined below, and are in full force and effect:

1. "Term". The Term of the Contract shall be extended through April 30, 2017, unless terminated by either party, Owner or Contractor, or extended upon mutual agreement of the parties.
2. "Appropriations". Ordinance # 16-_____, approved on April 30, 2017, by the Lebanon City Council for Natural Gas System Improvements Continuing Construction, appropriated funds not to exceed the budgetary line item of one million dollars (\$1,000,000) for the fiscal year 2016-2017.

END OF ADDENDUM

OWNER:

Recommended by: _____ Date: _____
Director – Natural Gas Department

Recommended by: _____ Date: _____
Commissioner of Public Works

Recommended by: _____ Date: _____
Commissioner of Finance and Revenue

Recommended by: _____ Date: _____
Mayor

Recommended by: _____ Date: _____
City Attorney

CONTRACTOR:

Accepted by: _____ Date: _____
James N. Bush Construction Company, Inc.

ORDINANCE NO. 16-5202

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE BUDGET AMENDMENTS AND LINE ITEM TRANSFERS FOR THE FIRE DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, budget amendments are necessary for the Fire Department to allocate funds received from the Fairgrounds for overtime reimbursement; and

WHEREAS, line item transfers are necessary for the Fire Department to cover expenses for the remainder of the fiscal year; and

WHEREAS, the appropriate budget amendments and line item transfers are incorporated on the attached tables by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the FY 2015 – 2016 City of Lebanon budget in the following manner:

Department: Fire

From: 1104-34314	Fair Reimbursement	\$6,466.15
11042200-71130	Scheduled Overtime	\$10,000.00
11042200-73300	Repair & Maintenance	\$1,000.00
11042200-71140	Certifications	\$500.00
11042200-72310	Subscriptions	\$2,200.00
11042200-72340	Community Relations	\$900.00
11042200-72910	Jans Cleaning Services	\$400.00
11042200-73100	Office Supplies	\$2,500.00
11042200-73200	Operating Supplies	\$5,000.00
To: 11042200-71120	Fair Reimbursement	\$6,466.15
11042200-71120	Overtime	\$10,000.00
11042200-72500	Medical & Vet	\$500.00
11042200-73320	Motor Vehicle Parts	\$4,000.00
11042200-72900	Contractual Services	\$5,000.00
11042200-73260	Uniforms	\$3,000.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading:

Passed second reading:

CITY OF LEBANON ACCTG. DEPT.

BUDGET AMENDMENT FORM

FY 2015-2016

FINANCE DEPT.
2016 APR 12 AM 9:55

FOR ACCOUNTING PURPOSES ONLY	
BGT #	_____
POSTED	_____
REF #	_____
INITIALS	_____

DEPARTMENT

Fine

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
1104-34314	Fair Re-inbursement	6,466.15	
11042200-71130	Scheduled Overtime	\$10,000 ⁰⁰	

Total \$16,466.15 -

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11042200-71120	Fair - Re-inbursement		\$6,466.15
11042200-71120	Overtime		\$10,000 ⁰⁰

Total \$16,466.15 -

REQUESTED BY

Chris Dowell

DATE 4-11-16

DEPARTMENT HEAD

[Signature]

DATE 4-11-16

COMM. OF FINANCE

[Signature]

DATE 4/2/16

MAYOR

DATE _____

REASON FOR THIS TRANSFER:

Receiving monies back from Fair 2015

CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM FINANCE DEPT.
FY 2015-2016

2016 APR 12 AM 10:01

FOR ACCOUNTING PURPOSES ONLY	
BGT #	_____
POSTED	_____
REF #	_____
INITIALS	_____

DEPARTMENT Fire

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11042200-73300	Repair + Maintenance	\$ 1000.00	
11042200-71140	Certifications	\$ 500.00	
11042200-72310	Subscriptions	\$ 2200.00	
11042200-72340	Community Relations	\$ 900.00	
11042200-72910	Junk Cleaning Services	\$ 400.00	
11042200-73100	Office Supplies	\$ 2500.00	
11042200-73200	Total Operating Supplies	\$ 5000.00 -	
		\$ 12,500.00	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11042200-72500	medical+vet		\$ 500.00
11042200-73320	Motor Vehicle Parts		\$ 4,000.00
11042200-72900	Contractual Services		\$ 5,000.00
11042200-73260	Uniforms		3000.00

Total \$ 12,500.00 -

REQUESTED BY Chris Dowell **DATE** 4-11-16
DEPARTMENT HEAD [Signature] **DATE** 4-11-16
COMM. OF FINANCE [Signature] **DATE** 4-12-16
MAYOR _____ **DATE** _____

REASON FOR THIS TRANSFER:
To cover expenses for remainder of fiscal year

ORDINANCE NO. 16-5203

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A BUDGET AMENDMENT FOR THE POLICE DEPARTMENT

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a budget amendment is now necessary for the Police Department to allocate funds received for upcoming community events; and

WHEREAS, the appropriate budget amendment is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the FY 2015 – 2016 City of Lebanon budget in the following manner:

Department: Police

From: 1104-34017	Police Donations	\$962.07
To: 11042100-73251	Community Events	\$962.07

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

**CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2015-2016**

FINANCE DEPT.

2016 APR 11 PM 3:08

FOR ACCOUNTING PURPOSES ONLY

BGT # _____

POSTED _____

REF # _____

INITIALS _____

DEPARTMENT Police

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
1104-34017	Police Donations	\$ 962.07	

Total \$ 962.07

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11042100-73251	Community Events		\$ 962.07

Total \$ 962.07

REQUESTED BY _____

DATE 4/8/2016

DEPARTMENT HEAD _____

DATE 4/8/2016

COMM. OF FINANCE _____

DATE 4/2-16

MAYOR _____

DATE _____

REASON FOR THIS TRANSFER:

Transfer money from account balance to line item for upcoming community events.

ORDINANCE NO. 16-5204

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A BUDGET AMENDMENT FOR ANNUAL STREET PAVING

WHEREAS, the Lebanon City Council approved and adopted the 2015 – 2016 fiscal year budget on June 2, 2015 by Ord. No. 15-4924; and

WHEREAS, a budget amendment is now necessary for Annual Street Paving to allocate funds received from Wilson County for paving improvement as a result of swapping city owned right-of-way on Lake Street and the Old Courthouse Parking Lot owned by the county; and

WHEREAS, the appropriate budget amendment is incorporated on the attached table by reference as if stated verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the FY 2015 – 2016 City of Lebanon budget in the following manner:

Department: Annual Street Paving		
From: 1104-36310	Sale of Land	\$7,500.00
To: 11043115-72900	Contractual Services	\$7,500.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

**CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2015-2016**

FINANCE DEPT.
2016 APR 27 PM 3:18

FOR ACCOUNTING PURPOSES ONLY	
BGT #	_____
POSTED	_____
REF #	_____
INITIALS	_____

DEPARTMENT ANNUAL STREET PAVING

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
1104-36310	SALE OF LAND	\$ 7,500.00	
Total		\$ 7,500.00	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11043115-72900	CONTRACTUAL SERVICES		\$ 7,500.00
Total			\$ 7,500.00

REQUESTED BY

Shei Featherston

DATE 4-7-16

DEPARTMENT HEAD

[Signature]

DATE _____

COMM. OF FINANCE

DATE 4-12-16

MAYOR

DATE _____

REASON FOR THIS TRANSFER:

ALLOCATE FUNDS RECEIVED FROM WILSON COUNTY FOR PAVING IMPROVEMENT AS A RESULT OF SWAPPING CITY OWNED RIGHT-OF-WAY ON LAKE STREET AND THE "OLD COURTHOUSE PARKING LOT" OWNED BY THE COUNTY. APPROVED BY ORDINANCE #15-4911

WILSON COUNTY, TENNESSEE

LEBANON, TENNESSEE 37087

NO. 89000657

DATE	REFERENCE NO.	INV. NO.	P. O. NO.	PAID AMOUNT
04/05/2016	189-91120-724	133438		7500.00

Cash Account: 11140

Fund Number: 189

FINANCE DEPT
2016 APR 27 PM 3:17

ORDINANCE NO. 15-4911

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE THE CLOSURE, ABANDONMENT, AND TRANSFER OF RIGHT OF WAY OF LAKE STREET, FROM EAST HIGH STREET TO ROGERS AVENUE, TO WILSON COUNTY IN CONSIDERATION OF WILSON COUNTY DEEDING THE PROPERTY KNOWN AS THE "OLD COURTHOUSE PROPERTY" PARKING LOT TO THE CITY

WHEREAS, Wilson County has requested that the City of Lebanon close and abandon Lake Street, from East High Street to Rogers Avenue, and to transfer the City's right of way of Lake Street to Wilson County; and

WHEREAS, pursuant to Ord. No. 98-1762, the City currently has a long term lease on a parcel of County-owned property known as the "old courthouse property" parking lot that is maintained by the City for public parking, but is subject to certain use restrictions; and

WHEREAS, in consideration of the City closing and abandoning Lake Street, and of the City transferring all right of way to the County, the County has agreed to transfer ownership of the old courthouse property parking lot to the City of Lebanon by deed; and

WHEREAS, however, prior to the closure and abandonment of this certain portion of Lake Street, certain improvements to other nearby streets and utilities will be required as well as certain plats will need to be produced by both the City of Lebanon and Wilson County; and

WHEREAS, the vacation of the part of Lake Street described above has been submitted to and approved for recommendation by the Lebanon Regional Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to close, abandon, and vacate Lake Street, between East High Street and Rogers Avenue, and to transfer all City rights of way to Wilson County. As consideration for this transfer, Wilson County shall deed the property known as the "old courthouse property" parking lot, upon which the City of Lebanon currently has a long term lease (See Ord. No. 98-1762) to the City in fee simple. Such lease shall remain in full force and effect until Wilson County passes a resolution approving this mutual transfer of property and the deed transferring ownership of the "old courthouse property" parking lot to the City is recorded in the Wilson County Register of Deeds office. Upon these two conditions precedent occurring, the lease shall become null and void.

Ordinance No. 15-4911

Page 2

Section 2. Prior to the closure, abandonment, and vacation of this certain part of Lake Street, the Wilson County Government shall make certain improvements to nearby streets and utilities in order to protect the health, safety, and welfare of the public upon the closure of Lake Street.

Section 3. The Commissioner of Public Works is authorized to survey and plat the new Lake Street right of way. All improvements to be performed by the Wilson County Government and City obligations that must occur prior to closing Lake Street are listed on Exhibit A, attached hereto and incorporated by reference as if appearing herein verbatim.

Section 4. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:



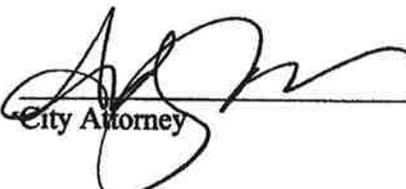
Commissioner of Finance & Revenue

Approved:



Mayor

Approved as to form:



City Attorney

Passed first reading: 5/19/15

Passed second reading: 8/18/15

**Wilson County Government Request for Closure of Lake Street
from East High Street/SR 26 (Bypass) to Rogers Avenue**

Recommendations:

1. Preferred truck route for deliveries to the Lebanon Housing Authority will be from US 231 N to Rogers Avenue to Lake Street to East Forrest Avenue.
2. Improve Rogers Avenue to 22 feet of pavement. Estimated cost \$7,500.
 - a. Widening costs include undercutting on north side approximately four (4) feet wide.
 - b. Placement of 6" stone and 2" asphalt binder.
 - c. Resurface of patched section 1½" surface mix.

Subdivision Plats:

- 1) The Lake Street right-of-way shall be surveyed and platted per current City of Lebanon Subdivision Regulations. All easements shall be shown on the plat. The City of Lebanon shall be responsible for preparation of said plat.
- 2) The Old Courthouse Property located on the southwest quadrant of the Lebanon Square shall be surveyed and platted per the current City of Lebanon Subdivision Regulations. Wilson County shall be responsible for preparation of said plat.

Other:

- 1) The existing 8" sewer line and manhole no longer serve as a public sewer line and therefore shall become the private sewer service to serve the County's facilities.
- 2) Public utility easements shall be provided for natural gas, electric, telephone, cable lines, etc.

Note:

Prior to the execution of any deeds, the City of Lebanon must take all legal steps to officially close Lake Street from East High Street (SR 26) to Rogers Avenue.

Ex. A

ORDINANCE NO. 16-5205

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE THE PURCHASE OF A TRACTOR WITH FRAIL MOWER FOR THE STREET DEPARTMENT

WHEREAS, the City of Lebanon Street Department is in need of a replacement tractor with frail mower; and

WHEREAS, various purchasing options are available.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance are hereby authorized to purchase one tractor with frail mower, subject to adherence to City of Lebanon and State of Tennessee purchasing laws. The purchase price shall not exceed \$80,000.00 (Eighty Thousand Dollars).

Section 2. The Street Department budget is amended as follows:

Department:	Street		
From:	62590000-79000 Budget Fund Balance	\$80,000.00	
To:	11043110-79490 Machinery & Equipment	\$80,000.00	

Section 3. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

CITY OF LEBANON ACCTG. DEPT.

BUDGET AMENDMENT FORM

FY 2015-2016

FOR ACCOUNTING PURPOSES ONLY

BGT #

FINANCE DEPT.
2016 APR 12

POSTED

PM #4: 39

INITIALS

DEPARTMENT

Street

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
62590000-79000	Budget Fund Balance	80,000.00	

Total

\$ 80,000 - 00

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11043110-79490	Machinery and Equipment		80,000.00

Total

\$ 80,000 - 00

REQUESTED BY

Lee Clark

DATE

4/12/16

DEPARTMENT HEAD

Jeff Bama

DATE

4/12/16

COMM. OF FINANCE

Robert Jones

DATE

4/12/16

MAYOR

DATE

REASON FOR THIS TRANSFER:

replace tractor with Frail mower

ORDINANCE NO. 16-5206

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO PURCHASE FENCING AND GATES FOR THE WATER/SEWER BUILDING ON CARVER LANE

WHEREAS, the Water/Sewer Building on Carver Lane has a need for fencing and gates, as detailed on the tabulation of bids attached hereto by reference as if appearing verbatim herein; and

WHEREAS, competitive bidding for this project was opened on April 13, 2016, wherein the City of Lebanon received the following bids; and

<u>COMPANY</u>	<u>AMOUNT</u>
Baird Custom Fencing	\$26,642.00
Southeast Fence	No Response

WHEREAS, funds are appropriated in the 2015 – 2016 budget under line item nos. #411-16520 411-W015000 and 411-16520 S015000, 50/50 split.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to enter into a contract with Baird Custom Fencing, the best and lowest bidder, for the purchase of fencing and gates for the Water/Sewer Building on Carver Lane, as detailed on the tabulation of bids attached hereto by reference as if appearing verbatim herein, for the Water/Sewer Departments, in the amount of Twenty-six Thousand, Six Hundred Forty-two Dollars and No Cents (\$26,642.00).

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

ORDINANCE NO. 16-5209

Place holder

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO RETAIN OUTSIDE
LEGAL COUNSEL FOR THE APPEAL OF GEORGE GREENWOOD
AND JANET LANGLEY VS. CITY OF LEBANON PURSUANT TO
ARTICLE IX, SECTION 5 OF THE LEBANON CITY CHARTER**

WHEREAS, ; and

WHEREAS, ; and

WHEREAS, ; and

WHEREAS, .

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to execute an agreement with attorney XXXXXXXX to represent the City of Lebanon for the upcoming appeal of George Greenwood and Janet Langley vs. City of Lebanon.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____