

SPECIAL CALLED MEETING: JUNE 16, 2010

- patrol cars
- detective vehicles
- maintenance tractor
- thermal imagers reduced to one
- reduction to 5 turnout gear

Joe Miller was asked to prioritize the paving list by age and safety to reduce the estimated cost to \$500,000. He was asked to check on buying cold mix from Cookeville to reduce the costs and wear and tear on the truck by going to Chattanooga. In discussion on patrol vehicles, Chief Beaty stated that they now take them out of service when they reach 125,000 miles or 10 years. He believes they could keep running them to about 130,000-135,000 miles, which would gain another year. Detective vehicles could be stretched to 135,000-140,000 miles.

The Northwest Connector was discussed. Mayor Graham asked for an additional \$100,000 to be added for Phase I so that TDOT will bid that section for construction in the Fall. Councilman Wyatt asked that Phase III be completed this year; however, acquisition costs are not yet available. It will be added as a budget amendment once the costs are known. The City Clerk will check on safety money to cover the costs for rebuilding the traffic signal at Elmore and West Ave.

Councilman Kerley asked for the Finance Director to review his plans for a tax increase to fund Fire Hall #3 when he returns next week. He estimated a 29¢ tax increase for the building, equipment, and staffing. Mayor Graham stated that with proper financing it might not need to be increased as much. Councilman Kerley asked for consideration of a mutual aid agreement with the County to utilize their station to serve that area. Chris South did not recommend such an arrangement for a variety of reasons, especially since the County covers such a large area in the County with limited manpower and equipment.

Councilman Wyatt suggested that the City needs to look at concessions as it has been losing money. The City Manager was asked to look at it for next year.

Councilman Dean stated that Eric Brady had indicated that the \$50,000 he had in the budget for stormwater is needed in full for the necessary equipment to meet State requirements.

Mayor Graham asked that the new budget revisions be available to the Council by Thursday afternoon so they could be worked on over the weekend. A meeting was scheduled at 4:00 p.m. on Wednesday, June 23. Mayor Graham stated that he would like to consider putting the capital projects from both funds into a loan from the TML Bond Fund in an approximate amount of \$5,000,000.

It was agreed that outside agencies would remain the same as last year. DCI will be asked if they can get by with \$10,000, unless something comes up. Billy Loggins was requested to be at the next meeting to discuss his department.

ITEM #3 – MATTERS RELATIVE TO AIRPORT PROPERTY

Mayor Graham reported on an offer from the Donnelley family to sell the City the balance of land of approximately 20 acres adjacent to the airport property. They offered the property for \$680,000, interest free, over 3 years with an annual payment of \$266,666. The first payment would not be due for one year. During discussion, Councilman Duer remarked that the property would still be available when the City actually needs it. Councilman Dean stated that he preferred to think about it before making a decision. Councilman Kerley asked for an appraisal on the property. Mayor Graham mentioned the runoff that will be created with the construction of the t-hangars and that he didn't want to run the costs up on the property due to damages from the water. Councilman Wyatt commented that the City needs the property and it should be purchased while it is available.

SPECIAL CALLED MEETING: JUNE 16, 2010

A motion was made by Mayor Graham, seconded by Councilman Wyatt, that the City accept the offer of the Donnelley family, the City Attorney be asked to draw up a contract for the deferred money notes and any other legal concerns he may have, and that the purchase be subject to appraisal and survey. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Boyd Wyatt, Sr., Councilman Carl Duer, Councilman Jesse Kerley, Mayor J. H. Graham, III, Mayor Pro-Tem Earl Dean.

With no further business, the meeting was adjourned at 5:44 p.m.

SPECIAL CALLED MEETING: JULY 29, 2010

A motion was made by Councilman Wyatt, seconded by Mayor Graham, that award of the bids on the t-hangar project be deferred until the regularly scheduled meeting in August. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Boyd Wyatt, Sr., Councilman Carl Duer, Councilman Jesse Kerley, Mayor J. H. Graham, III, Mayor Pro-Tem Earl Dean.

ITEM #3 – MATTERS RELATIVE TO AIRPORT

At an earlier meeting, Council approved the purchase of approximately 20 acres adjacent to the airport from the Donnelly family for \$680,000, contingent on survey and appraisals. The appraisals totaling \$500,000 were presented for review.

Scott Christian explained that the new t-hangars and future t-hangars will be located on the best part of the land, but will still require fill material. The bids included a price for using fill from the Donnelly property for the current project. That price was \$1.00/yard, which is an approximate deduction of \$13,000 for the project. Later t-hangar projects will need substantially more fill and will also cause more stormwater issues. To fix that, a detention basin will need to be constructed and the Donnelly property would be the ideal location.

Councilman Wyatt presented some comparable sales in the area that he prepared, which average \$53,340/acre or \$309.18/frontage foot.

	<i>Frontage Feet</i>	<i>Price</i>	<i>Acreage</i>
City lots	300	\$67,500	1.39
Tom King	368.03	\$130,000	2.11
Sherill Dodson	125	\$32,000	0.67
Billy Garrett	145	\$30,000	0.70
TOTAL	839.3	\$259,500	4.86

Councilman Duer suggested waiting to purchase the property until it was determined if a grant would be approved. Councilman Dean and Councilman Kerley both indicated they would like to wait as well and determine if the price could be lowered. Councilman Wyatt stated that he believes the City will need the property at some time in the future and that the State encourages purchasing any adjacent property. Chris Bennett said the State would like to see that the hangar rent be re-invested in the airport. The Vision funds that are being used for the t-hangar project were discussed and could potentially be additional funds.

City Clerk Sally Oglesby reported that the State will accept an application for a 50% grant on the purchase of land for the airport. For the next Aeronautics Board meeting on September 9, applications must be received by August 20. Money is tight, so there is no guarantee of funding; however, Aeronautics staff recommended submitting a request since the property is available. If approved, the maximum grant would be \$250,000 (50% of appraised value). The City Clerk was requested to find out if additional Vision funds could be used for part of the cost of purchase.

A motion was made by Councilman Wyatt, seconded by Councilman Duer, that an application be submitted for a grant to assist in purchasing the property. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Boyd Wyatt, Sr., Councilman Carl Duer, Councilman Jesse Kerley, Mayor J. H. Graham, III, Mayor Pro-Tem Earl Dean.

Memorandum

To: Mayor Graham and City Council

From: Curtis Adams, City Manager

Date: 08/04/2010

Re: Value of Donnelly Property (20 acres)

Before we were offered the Donnelly property next to the Crossville airport, I was negotiating with the Shane Smith family for eleven acres in the same vicinity for \$425,000 or \$38,000 per acre.

Councilman Boyd Wyatt made his own personal study of property values in this area. This research suggested that comparable properties averaged \$56,000 dollars per acre. Based on the Smith property and Councilman Wyatt's study, the value of the Donnelly property is worth between \$760,000 and \$1,120,000. The appraiser, Randy Button, wasn't aware of our purchase of approximately 5 acres for the new firehall at a cost of \$330,000 or \$66,000 per acre nor was he knowledgeable of the other facts in my report.

In discussions with Mr. Button, he agreed with me that he needed to return and complete his preliminary appraisal. Furthermore, I believe as a municipality, we need to be eminently with the taxpayer's money and deal fairly with the sellers.

REGULAR MEETING: FEBRUARY 8, 2011

ITEM #10 – MATTERS RELATIVE TO AIRPORT

- a) Approval of Change Order #2 in the amount of \$21,712.95 and 12 additional days with Freitag Construction on the t-hangar project – This change order was requested to cover the costs to remove an unknown topsoil/organic fill located in a former stream bed from past airport construction and not identified in the geotechnical investigation. The work has been completed. Based on the work that has been completed, it is expected that the change order at the end of the project adjusting for quantities will be a deduct amount, leaving a net additional cost of approximately \$5,000.

A motion was made by Councilman Boyd Wyatt, seconded by Councilman Earl Dean, that Change Order #2 to the contract with Freitag Construction for the t-hangar project be approved in the amount of \$21,712.95 with 12 additional days, subject to approval of the TDOT Aeronautics Division. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Boyd Wyatt, Sr., Mayor Pro-Tem Danny R. Wyatt, Councilman George Marlow, Mayor J. H. Graham, III, Councilman Earl Dean.

- b) Approval of Change Order #3 for an additional 33 days with Freitag Construction on the t-hangar project – This change does not involve any additional costs. Some issues were identified in the plans submitted by both potential vendors for the building that have caused a delay in ordering the building.

A motion was made by Councilman Boyd Wyatt, seconded by Councilman Danny Wyatt, that Change Order #3 to the contract with Freitag Construction for the t-hangar project be approved for an additional 33 days. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Boyd Wyatt, Sr., Mayor Pro-Tem Danny R. Wyatt, Councilman George Marlow, Mayor J. H. Graham, III, Councilman Earl Dean.

- c) ECE contract – ECE Services requested an additional \$60,000 in additional engineering fees due to the reasons outlined in the letter attached and made a part of these minutes. If approved by Council, this request will be submitted to the State for additional grant funding to cover their portion of the costs. Action on the request was deferred until approved by Aeronautics.

- d) Donnelly property – At the June 16, 2010 special called meeting of the Council, Mayor Graham reported on an offer from the Donnelley family to sell the City the balance of land of approximately 20 acres adjacent to the airport property. They offered the property for \$680,000, interest free, over 3 years with an annual payment of \$226,666. The first payment would not be due for one year. This purchase was approved, contingent on an appraisal of the property. An appraisal was received in the amount of \$500,000.

Mayor Graham reported on a conversation with Alan Grindstaff of Mastercorp and the importance of the airport to his business and other businesses in the community. He has one corporate hangar and is making plans to build an additional one.

Councilman Boyd Wyatt stated that he felt that the additional land is needed for a buffer zone and for future space for t-hangars.

Councilman Dean reported that he and Mayor Pro-Tem Danny Wyatt had discussed the property and were concerned with wetlands on the property. They would recommend that the property be tested before acquisition. Mayor Pro-Tem Danny Wyatt asked about the Smith property adjacent to the east end of the airport, which is about 12 acres and contains a half-acre lake and a house. Mr. Smith wants the same price per acre.

Mr. Adams stated that he felt the property would help showcase the airport, especially once is cleared off and landscaped. Mr. Adams was requested to talk to the Donnelly family about getting the land for the price in the appraisal.

Councilman Marlow reported that former City Councilman Gene Turner told him of the assets of the airport and interstate to a community. He also stated that his sister is a daughter-in-law of the Donnelleys, but that fact would not influence his decision on the purchase.

A motion was made by Councilman Boyd Wyatt, seconded by Mayor Graham, that the purchase of land from the Donnelley family be

REGULAR MEETING: FEBRUARY 8, 2011

approved under the terms presented with the first payment to be made on July 1, 2012. **Vote:** Motion passed (**summary:** Yes = 3, No = 2, Abstain = 0). **Yes:** Councilman Boyd Wyatt, Sr., Councilman George Marlow, Mayor J. H. Graham, III. **No:** Mayor Pro-Tem Danny R. Wyatt, Councilman Earl Dean.

- e) Fuel Tanks – A contract addendum for PBS&J in the amount of \$3,000 was requested for the additional work necessary for the new jet fuel tank.

A motion was made by Councilman Wyatt, seconded by Councilman Danny Wyatt, that the additional engineering fees for PBS&J for the t-hangar project be approved. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Boyd Wyatt, Sr., Mayor Pro-Tem Danny R. Wyatt, Councilman George Marlow, Mayor J. H. Graham, III, Councilman Earl Dean.

ITEM #11 – MATTERS RELATIVE TO HIGHWAY PROJECTS

a) Highway 127S – Tract 104 is located on the corner of Brookhaven Drive and Hwy. 127S. Water and sewer lines will be relocated along both right-of-ways within the building setback lines existing on the property. The property owner requested payment of \$25,000 for the easements or \$45,000 to purchase the entire vacant lot. Since the City's offer was significantly less, an appraisal was performed by Sam Pipkin. The appraisal for the easement was \$6,000. This offer was made to the property owner, which was identified as Joe Lee Smith. Mr. Smith will not accept less than \$15,000 for the easements. The City Attorney, City Manager, and City Clerk recommended filing the case for condemnation. The matter was deferred to the March meeting.

b) Northwest Connector – Due to the realignment of the right-of-way, new appraisals were required and some of the previous easements were updated. Approval was requested to proceed with the offers to the property owners.

A motion was made by Councilman Boyd Wyatt, seconded by Mayor Graham, that approval be given to proceed with offers to property owners for the Northwest Connector. **Vote:** Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1). **Yes:** Councilman Boyd Wyatt, Sr., Councilman Danny R. Wyatt, Mayor J. H. Graham, III, Mayor Pro-Tem Earl Dean. **Abstain:** Councilman George Marlow.

Councilman Marlow noted a conflict of interest as he has owned some of the property to be acquired for about 11 years. (Following the meeting Councilman Dean requested that his vote be changed to "yes", as he misspoke during the roll call.)

ITEM #12 – CITY ATTORNEY'S REPORT

City Attorney Kenneth Chadwell reported that no new lawsuits had been filed during the previous month.

ITEM #13 – CITY MANAGER'S REPORT

City Manager Curtis Adams presented the monthly revenue reports for local option sales tax, wholesale beer tax, and retail liquor inspection fees. In addition, he presented updates on building permits, current grants, and special projects.

Leaks – In an update on the meter replacement program, Billy Martin reported that approximately 1,500 small meters are left to be installed. Of those, 100 are the larger meters. They are trying to get older meters replaced first. Crews expect to complete the replacements in about one year. Councilman Wyatt stated that he would like the City Manager to find help in order to get the meters in the ground complete the pending construction projects. (A list of the pending construction projects is to be distributed for the March work session.)