

City of Crossville

99 Municipal Avenue
Crossville, TN 38555



Minutes

Friday, October 26, 2012

1:05 PM

Council Chambers

The City Council for the City of Crossville met in special session on Friday, October 26, 2012, at Crossville City Hall. Mayor J. H. Graham, III was present and presiding. He called the meeting to order at 1:05 p.m.

Present: 4 - Council Member George Marlow, Council Member Boyd Wyatt, Mayor Pro-tem Danny Wyatt, and Mayor J.H. Graham III. **Absent:** 1 - Council Member Earl Dean. Others present were City Manager Bruce Wyatt, City Clerk Sally Oglesby, Jerry Garrison, James Decker, Dee Walker, David Beaty, Jody Brown, Karli Threet, Steve Hill, Jerry Kerley, Carolyn Joswiak, Richard Buxbaum, Fred Houston, Jan Fisher, Jim Young, Margie Buxbaum, Bob Schwartz, Tim Begley, Lou Morrison, Kendall Morrison, Dean Phelan, and Don Napier.

ITEM #1 – Consent Agenda

A motion was made by Council Member Boyd Wyatt, seconded by Mayor Pro-tem Danny Wyatt, that all items on the Consent Agenda be approved as presented. The motion carried by the following vote: Aye: 3 - Council Member Boyd Wyatt, Mayor Pro-tem Danny Wyatt and Mayor J.H. Graham III. Abstain: 1 - Council Member George Marlow.

ORDINANCES ON THIRD READING

- a. Ordinance amending the FY11-12 Solid Waste Budget
- b. Ordinance amending the FY12-13 budget for additional funding to the Chamber of Commerce
- c. Ordinance amending the FY11/12 Water & Sewer Depreciation Budget for depreciation
- d. Ordinance amending the FY12-13 budget for the Northwest Connector

ORDINANCES ON SECOND READING

- e. Ordinance amending the FY12-13 budget for timekeeping system

ORDINANCES ON FIRST READING

- f. Adoption of 2012-S1 supplement to the Crossville Municipal Code

OTHER CONSENT ITEMS

- g. Approval of engineering contract with Atkins for airport lighting - A proposed contract with Atkins for the engineering of the runway and taxiway lighting at Crossville Memorial Airport was presented. This work authorization is \$52,840 for basic services (design, bidding, construction administration, close-out) and \$17,160 for special services (inspection). This project is 95% funded by state and federal grants. The local cost for the engineering services would be \$3,500.

ITEM #2 – Matters Relative to Dog Park

Tim Begley reported that the first phase will be the fencing and a paved trail. The water line is planned for phase 2, which is estimated at \$3,500. Mayor Graham asked for signage to be included for the park in one of the later phases to draw people to the park. Margie Buxbaum appeared before Council to request proceeding with the dog park. She has raised \$8,027.17 toward the project. She recommended 4' green vinyl fencing, which is used at the Knoxville dog park. She commented that the ground is not level and removal of the barbed wire on the property will be required, as well as berms to control the water. She was approved to work with Tim Begley on her concerns.

A motion was made by Mayor Pro-tem Danny Wyatt, seconded by Mayor J.H. Graham III, that approval be given to proceed with Phase 1 and 2, to include any minimum excavation and repairs as deemed necessary. The motion carried by the following vote: Aye: 4 - Council Member George Marlow, Council Member Boyd Wyatt, Mayor Pro-tem Danny Wyatt and Mayor J.H. Graham III.

ITEM #3 – Water Treatment Plant Improvements

Bids were received on the improvements for the water treatment plants (attached and made a part of these minutes). City Manager Bruce Wyatt presented relevant information with the Council at the meeting regarding the project for discussion in regards to the scope of the original project and the expanded scope of the project that was bid. The Holiday Hills plant is old and worn out and has critical needs. With the closeness of the bids, it is apparent that they are good and reasonable bids. The consulting engineer, Smith Seckman Reid, recommended acceptance of the low bid of W. Rogers Company from Lexington, KY in the amount of \$2,570,190.00. A letter was received from the electrical engineer regarding the seriousness of the electrical system in the plant (a copy of this letter is attached and made a part of these minutes). However, in a meeting with the engineer, approximately \$200,000 is expected to be reduced in the project by eliminating some items. Mr. Wyatt recommended acceptance of the bid, with a deduct change order expected of approximately \$200,000. A budget amendment will be required for \$910,000. There is \$50,000 contingency in the construction contract. Finance Director Fred Houston recommended that the additional cost be paid out of the recent bond issue. No rate increases will be required.

Mayor Pro-Tem Danny Wyatt inquired if the City had a civil engineer on staff, would they have been able to engineer the project. The City Manager responded that the project was too specialized; however, there are lots of projects that could be handled with a P.E. on staff.

A motion was made by Mayor J.H. Graham III, seconded by Mayor Pro-tem Danny Wyatt, that the bid be approved as recommended and a budget amendment passed on first reading. The motion carried by the following vote: Aye: 4 - Council Member George Marlow, Council Member Boyd Wyatt, Mayor Pro-tem Danny Wyatt, and Mayor J.H. Graham III.

ITEM #4 – Matters Relative to new City Hall

Janitorial services- It was recommended that the City accept the low bid for cleaning of the new building from BMCS/Jan-Pro in the amount of \$412.84 per week. They have met all of the requirements of the specifications. Five (5) companies bid on this service. This bid will be for a period from November 1, 2012 to June 30, 2013. A budget amendment will have to be made in the amount of \$7,500.00.

A motion was made by Council Member Boyd Wyatt, seconded by Mayor J.H. Graham III, that the bid on janitorial services be approved as recommended and a budget amendment passed on first reading. The motion carried by the following vote: Aye: 4 - Council Member George

Marlow, Council Member Boyd Wyatt, Mayor Pro-tem Danny Wyatt and Mayor J.H. Graham III.

ITEM #5 – Matters Relative to Annexation Request on Lantana Road (Ace Hardware)

William Potter requested annexation of his property (location of Ace Hardware) on Lantana Road to allow connection to the City sewer line, which was installed as part of the Lantana Road project. According to City Engineer, Tim Begley, the additional use of this sewer line will be beneficial in the maintenance of the line.

A motion was made by Council Member Boyd Wyatt, seconded by Mayor J.H. Graham III, that this Ordinance be approved on first reading. The motion carried by the following vote: Aye: 4 - Council Member George Marlow, Council Member Boyd Wyatt, Mayor Pro-tem Danny Wyatt and Mayor J.H. Graham III.

ITEM #6 – Matters Relative to Industrial Park Property

The City Manager has been approached by TLD Logistics to purchase 5.49 acres adjacent to their existing property on Interchange Drive. Their intent would be to construct a building to service their vehicles. There are some environmental issues with the property and it was recommended that consideration be given toward applying for a FastTrack grant from the Tennessee Department of Economic and Community Development to assist in these costs. The City would apply for and administer the grant with the company providing any local matching funds. The City Manager has considered a price of \$250,000. He requested Council to approve a price for the property and, perhaps, consideration for discounting this price based on new jobs that will be created.

Mayor Graham stated that the property would be worth more once the work to be done by a FastTrack grant is completed. He would be interested in pricing it at \$80,000-\$100,000 per acre less \$5000 per employee for an estimated 30 employees over a three-year period of time. Further, he would include a claw-back provision that \$5,000 per job would be paid back to the City, if the company doesn't have 30 employees over a 3 year period of time. This would be audited by the Finance Director. He stated that these type claw-back provisions are being used by the State in their negotiations with companies.

Mayor Graham asked for an update on the red light he had requested on 127 at the entrance to the park. It was reported that the study did not warrant a light at this time. Mayor Graham asked that it continue to be worked on as this company will have 150 trucks/day.

The City Manager stated that the stream on the property was a problem for an earlier interested party. It does lend itself for encapsulation of stream for an adjoining property owner. TLD currently has 70-75 employees.

A motion was made by Mayor Pro-tem Danny Wyatt, seconded by Mayor J.H. Graham III, that the City Manager and Mayor be authorized to continue negotiations as outlined, including application for FastTrack funds. The motion carried by the following vote: Aye: 4 - Council Member George Marlow, Council Member Boyd Wyatt, Mayor Pro-tem Danny Wyatt and Mayor J.H. Graham III

ITEM #4 – Matters relative to new City Hall

Phone service - A contract with VolFirst for telephone service to the new building was presented. It has been negotiated so that it will expire next year when the existing contracts with VolFirst expire on telephone, cable, and internet services. At that time, the services will be let out for bid to all available providers. The installation cost will be \$600 and recurring costs of \$805.26 per month.

Following questions of the Mayor, City Clerk Sally Oglesby stated that no bids were requested on the phone service since we are already under contract with VolFirst for telephone, internet, and cable services and this would be adding an additional building. A phone call was made to the City Attorney who confirmed that a bid would not be necessary, but the services would have to be bid when the contract expires in November 2013.

A motion was made by Council Member Boyd Wyatt, seconded by Council Member George Marlow, that the bid on the phone services be approved as recommended. The motion carried by the following vote: Aye: 4 - Council Member George Marlow, Council Member Boyd Wyatt, Mayor Pro-tem Danny Wyatt and Mayor J.H. Graham III.

City Manager Wyatt and City Clerk Oglesby announced that the date of the move has been delayed to December 3 with a new opening date of December 4, due to the time when the building will be ready and the work needed by staff, especially IT, to prepare the building for occupancy. The Council Christmas open house will be at the new building and the swearing-in ceremonies will be held at the new building on November 19.

With no further business, the meeting was adjourned at 1:05 p.m.