

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, April 22, 2021

4:30 PM

Conference Room 317

Call for Special Meeting

*Mayor James Mayberry
Mayor Pro Tem R.J. Crawford
Council Member Scot Shanks
Council Member Rob Harrison
Council Member Art Gernt
City Manager Greg Wood
City Clerk Valerie Hale*

Call to Order

The City Council for the City of Crossville met in special session on Thursday, April 22, 2021 at Crossville City Hall. Mayor James Mayberry was present and presiding. He called the meeting to order at 4:30 p.m.

Roll Call

Present 5 - Council Member Scot Shanks, Council Member Rob Harrison, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford, and Mayor James Mayberry

Others present were City Manager Greg Wood, City Attorney Will Ridley, City Clerk Valerie Hale, Tim Begley, Ronnie Webb, Jessie Brooks, Fred Houston, Cheryl Duncan, and Scott Humphrey.

1. Consent Agenda

A motion was made by Mayor Pro-tem Art Gernt, seconded by Council Member Rob Harrison, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Council Member Scot Shanks, Council Member Rob Harrison, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

Ordinances on Third Reading

a. Ordinance amending FY 20-21 budget 2021 Ford F-750 Regular Cab Dump

The Street Department Manager obtained a quote from Ford of Murfreesboro for a new 2021 Ford F-750 Regular Cab Dump with a 12' bed. Total cost for this vehicle is \$114,070 with salt equipment.

This truck is requested to replace one that was given to Veolia, which was involved in an accident. Insurance proceeds are expected to be \$36,000.

Ford of Murfreesboro has a contract with the State of Tennessee Central Procurement Office for vehicles.

A budget amendment will be required.

This Ordinance was adopted on third reading.

Ordinances on Second Reading

b. Ordinance closing Sweeney Drive between Stout Drive and Genesis Road

Buc-ee's Tennessee LLC has requested the right-of-way of Sweeney Drive, adjacent to their property, be closed and be acquired by them. Staff recommends the closure of the ROW of Sweeney Drive that is between Stout Drive and Genesis Road. This portion of Sweeney Drive could be a potential safety concern during the widening of Interstate Drive, part of the Northwest Connector project, which is slated to begin this year. Some traffic may wish to take this portion of Sweeney to avoid the intersection of Interstate Drive with Genesis Road. This could cause a safety concern with vehicles trying to turn left on Genesis Road. During the widening of Interstate Drive, a signal will be added at the intersection of Interstate Drive and Stout Drive. Planning Commission met 3/18/2021 and voted to recommend closure of the ROW of Sweeney Drive.

Crossville Ceramics has declined the ROW adjacent to its property, therefore; the entire ROW will be granted to Buc-ee's Tennessee, LLC.

This Ordinance was approved on second reading.

- c. Ordinance amending Section 18-115 Discontinuance or refusal of service

The Finance Dept. requests to amend Crossville Code Section 18-115 to prohibit a landlord requesting that service be disconnected without the tenant being in arrears.

This Ordinance was approved on second reading.

- d. Ordinance amending Mobile Home and Mobile Home Park Ordinance

Council wishes to amend the mobile home ordinance as follows: change age of mobile homes allowed from 10 years old to 20 years old and remove the word "current" HUD requirements for mobile homes because all mobile homes built since 1976 are required to be HUD certified.

This Ordinance was approved on second reading.

2. Other Business

- a. Discussion and action regarding grant application for the Acquisition of Avigation Easements

Two avigation (airspace) easements are required east of the airport runway in the approach path. Trees are encroaching in the approach path and the City must trim the trees and does not have an easement on two properties.

The Director of Engineering requests the City Council's approval for a TDOT Aeronautics acquisition grant application. The total estimated cost of the project is \$37,000. A 5% match is likely. A budget amendment is not required.

A motion was made by Council Member Rob Harrison, seconded by Mayor Pro-tem Art Gernt, to approve the grant application for the acquisition of avigation easements. The motion carried by the following vote:

Aye: 3 - Council Member Rob Harrison, Council Member Art Gernt and Mayor James Mayberry

- b. Discussion and action regarding approval of grant contract for the Acquisition of Avigation Easements

The City will receive a standard TDOT Contract for the acquisition of avigation easements at a total estimated project cost of \$37,000. It is believed the contract will include a five percent match from the City or possibly no match from the City.

The Director of Engineering recommends the approval of the forthcoming contract early because Staff is trying to push the obstruction clearing project at a fast pace so the obstructions can be removed and the Airport Layout Plan is not delayed.

A motion was made by Council Member Rob Harrison, seconded by Council Member Art Gernt, to approve forthcoming TDOT standard contract. The motion carried by the following vote:

Aye: 5 - Council Member Scot Shanks, Council Member Rob Harrison, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

c. Discussion and action regarding approval to proceed and acquire avigation easements under federal guidelines

In order to follow federal procurement requirements, approval is requested for the City Manager, City Attorney, and City Clerk to proceed with acquisition of avigation easements under the federal guidelines within the budget of the grant contract. All negotiations and approvals must be kept confidential until the project is closed and cannot come before the City Council for approvals on specific parcels.

A motion was made by Council Member Rob Harrison, seconded by Council Member Art Gernt, to proceed with acquiring easements. The motion carried by the following vote:

Aye: 5 - Council Member Scot Shanks, Council Member Rob Harrison, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

d. Discussion and action on appraisal of property for Indoor Recreation Facility

City Manager Wood reported that the property on Iris Lane that the Council has discussed has approximately 18 usable acres, and that the property has been put into a receivership and a mandatory auction will take place next month. Mr. Wood suggested an appraisal in order to make an offer on the property.

A motion was made by Council Member Art Gernt, seconded by Council Member Scot Shanks, to proceed with appraisal on the Iris Lane property (Tax Map 100K-B-34.00). The motion carried by the following vote:

Aye: 5 - Council Member Scot Shanks, Council Member Rob Harrison, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

e. Discussion and action on Gordon Road Water Line Extension

Keith Hinch is requesting a 2-inch water line be extended down Gordon Road, approximately 205 feet. Under the City's Mainline Extension Ordinance, the owner/developer will be required to pay for the main line extension at 100% cost (Labor & Materials). Cost is estimated to be \$3,750.01 plus water tap fee (s).

Planning Commission met April 15 and voted to recommend approval of the water line

extension, with the developer/property owner paying 100% cost, as required in the Water and Sewer Line Extension Policy.

A motion was made by Mayor James Mayberry, seconded by Council Member Rob Harrison, to approve Gordon Road waterline extension request. The motion carried by the following vote:

Aye: 5 - Council Member Scot Shanks, Council Member Rob Harrison, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

f. Discussion and action to accept quote for Sweeney Drive Area Waterline Modifications

City Staff has planned for a waterline project to reroute the water lines and remove maintenance issues left over from the tank removal in the area of the removed water tank on Sweeney Drive. City Staff has also reviewed the plans for the development in the area of Sweeney, Stout, Interstate and Genesis Road and found conflicts with the proposed development and the existing (to be TDOT relocated) water lines. If City crews perform the planned work at the tank property, the lines in conflict can be capped and taken out of service.

If the City goes through the normal bid process the developer will be held up approximately 60 days with their current schedule. City staff has requested quotes from 3 vendors and recommends the approval of the purchase from the lowest quote from Consolidated Pipe and Supply Co. Inc. in the amount of \$13,140.83. If approved, the development will not be interrupted or delayed.

A motion was made by Council Member Rob Harrison, seconded by Council Member Art Gernt, to approve the quote process for this project and the approve lowest quote from Consolidated Pipe and Supply Co. in the amount of \$13,140.83. The motion carried by the following vote:

Aye: 5 - Council Member Scot Shanks, Council Member Rob Harrison, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

g. Discussion and action regarding approval of application for Shuttered Venue Operators grant

The Shuttered Venue Operators Grant (SVOG) program was established by the Economic Aid to Hard-Hit Small Businesses, Nonprofits, and Venues Act, and amended by the American Rescue Plan Act. The program includes over \$16 billion in grants to shuttered venues, to be administered by SBA's Office of Disaster Assistance. Eligible applicants may qualify for grants equal to 45% of their gross earned revenue.

Director of Palace Operations, Todd Olsen, requests approval to apply on behalf of the Palace Theater.

A motion was made by Mayor James Mayberry, seconded by Council Member Rob Harrison, to approve grant application. The motion carried by the following vote:

Aye: 5 - Council Member Scot Shanks, Council Member Rob Harrison, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

h. Discussion and action on Proposed 12-Inch High Pressure Gas Line Project across Meadow Park Lake Property

The City of Crossville agrees to provide Middle Tennessee Natural Gas Utility District a 50' wide temporary construction easement and a 10' wide permanent easement to install a 12" natural gas pipe for approximately 2.45 miles across the northern half of the City property surrounding Meadow Park Lake, generally following the old logging road therein.

In exchange for this easement, Middle Tennessee Natural Gas Utility District agrees to mulch any trees taken down during construction and spread this mulch along the pipeline path, build a single lane gravel walking path 10' wide consisting of ½" chip gravel a minimum of 3" deep along the pipeline route, and pay the difference in cost between a steel walking bridge and the originally planned wooden walking bridge over the outfall from the lake dam, not to exceed \$50,000 in total cost difference between the two. This bridge upgrade will be necessary to create room for the installation of the 12" pipeline across this bridge, so MTNGUD will bear the cost of the upgrade.

Once the installation is complete, MTNGUD will pay the full cost of a survey to create a detailed written survey description of the easement and record a final formal easement for a permanent record. MTNGUD shall be responsible for any recording or other fees related to the easement documents. MTNGUD will maintain the walking path for a period of 1 year after installation to account for any settling issues caused by the ditch work. All maintenance after this 1 year period will be the responsibility of the City of Crossville.

MTNGUD will assume all liability concerning the construction of the improvements related to this agreement and agrees to defend and indemnify the City of Crossville for any injuries or other claims arising from the work completed by MTNGUD on the City of Crossville property continuing for a period of one year from the completion of the construction described herein.

Council member Harrison disclosed he owns property adjacent to this project.

A motion was made by Mayor James Mayberry, seconded by Council Member Art Gernt, to approve agreement with Middle Tennessee Natural Gas Utility District for construction of gas line. The motion carried by the following vote:

Aye: 4 - Council Member Scot Shanks, Council Member Art Gernt, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

Abstain: 1 - Council Member Rob Harrison

Adjournment

The special call meeting adjourned at 4:52 p.m. and the Council continued to meet for a budget work session.

Budget Work Session