

# City of Crossville

392 North Main Street  
Crossville, Tennessee 38555



## Minutes

Tuesday, November 7, 2023

5:00 PM

Conference Room 317

## Work Session

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

## Call to Order

*On November 7, 2023, the Crossville City Council met for its monthly work session to discuss items for approval to be added to the regular business meeting agenda scheduled for November 14, 2023. Mayor R.J. Crawford was present and presiding. He called the meeting to order at 5:00 p.m.*

## Roll Call

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

*Others present were City Attorney Randy York, City Manager Greg Wood, City Clerk Valerie Hale, Jessie Brooks, Billy Poore, David Roark, Kevin Music, Joe Kerley, Terry Potter, Chris South, Levonn Hubbard, Victor Torasso, Bob Ross, Mark Fox, John Conrad, Darian Dykes, Mike Moser, Heather Mullinix, Tim Begley, Scott Humphrey, Ethan Hadley, Leah Crockett, Brandon Brown, Jeff Woods, and Fred Houston.*

## Public Comment

*Victor Torasso addressed the City Council and provided an update on the success of the 2023 cruise-ins. He stated that at the October cruise-in, which was held same day as "Boo On Main", there were 243 cars entered and that for the entire year, there were 1,443 entries. He also thanked and commended City staff for their excellent work and cooperation.*

### 1. Approval of sale of property in Interchange Business Park

*Jeff "Bo" Woods addressed the City Council to request to purchase a parcel of property owned by the City in the Interchange Business Park. His entity is comprised of Premier Generators and Jeff Woods Construction.*

*Premier Generators is presently housed in the same building as Jeff Woods Construction. With the upcoming expansion of Premier Generators, the business will take on additional aspects including training regional partners from Georgia and Florida, plus the additional business that level of service entails. Therefore, he has requested to purchase parcel id# 074 052.05 in the City Industrial Park on Interchange Drive. The parcel is the first parcel on the left as you enter the park and consists of approximately 5.5 acres. There is a billboard and access easement that need to be removed from the acreage as appropriate.*

*Mr. Woods, in stage 1, is proposing to move Jeff Woods Construction to the business park. This will allow both businesses to expand. Stage 2 will consist of adding a training center for Premier Generators on the Interchange Drive property. This will be bringing in many people from across the United States to the training facility. He plans on adding jobs for both businesses as noted in his business plan. Since this expansion is contingent on the acquisition of the Interchange Park property, the request would be to count jobs created at both sites towards the \$5,000 per job credit counted towards the purchase price of \$25,000 per acre. Further, since he wishes to begin recruiting as soon as the agreement is finalized, to allow the job credits to begin*

*upon recording of the agreement.*

**This Contract was recommended for approval.**

**2.** Discussion regarding radio encryption

*Recently, the City of Crossville and Cumberland County encrypted their communication radios; therefore, making it impossible for scanners to broadcast their conversations. Mike Moser, Crossville Chronicle, spoke to the City Council about the importance of having access to the information to allow them to promptly notify the public. Scott Humphrey (3B Media) also addressed the City Council to stress the importance of having access to allow them to do their jobs effectively. After a discussion of the ReadyOp system currently being utilized by e911 and what other communities do, it was agreed that staff would work with the Media and e911 for a solution.*

**This item was received and filed.**

**3.** Discussion regarding Village Inn property

*City Manager Wood reported the demolition of the Village Inn property cost approximately \$56,780 (FEMA wage rates), making the total investment around \$500,000. The City Council discussed selling the property and asked the City Clerk to put out a Request for Qualifications for a realtor to sell the property.*

**Sale of the property was discussed.**

**4.** Approval to purchase final return control panel & pump replacements

*Veolia requests to purchase a triplex alternating control panel and a submersible pump. Total cost including labor (not to exceed \$14,150) is \$67,850.41. A budget amendment is necessary.*

**This Bids/Purchases was recommended for approval.**

**5.** Approval to award bid for evaluation and rehabilitation of existing manholes and sewer lines

*Bids were received November 7 for the evaluation and rehabilitation of manholes and sewer lines, which will be funded with ARPA grant money. The amount appropriated by the City for the project was approximately \$2,000,000 and the bids came in at approximately \$4,000,000. Due to the overlap of fiscal years, the Finance Director and Engineer Director recommended approval to award the bid. Additional details and final numbers will be presented at the monthly meeting.*

**This Bids/Purchases was recommended for approval.**

**6.** Approval of contract for services regarding Meadow Park Lake Expansion

*Davey Resource Group (DRG) has submitted a proposal which basically provides services to reduce the amount of mitigation required by the Tennessee Department of Environment and Conversation. DRG will achieve this by compiling data, analyses and developing a document that will justify the lowest impact tier by utilizing scientifically defensible reasoning.*

*Kevin Young, with J.R. Wauford & Company, and the Director of Engineering*

*recommend the approval of the proposal at an amount not to exceed \$49,850.*

*City Attorney Randy York voiced concerns over the six month limited warranty and Mr. Begley will check on the terms and report back.*

**This Contract was recommended for approval.**

**7. Approval of Closeout Change Order-Centennial Park Asphalt Paving, Sealing, and Striping**

*A final closeout change order was presented, which includes an additional 8.02 tons of asphalt at an additional cost of \$1,604.00 for a total contract price of \$105,956.00. The Director of Engineering recommends the approval of the change order.*

**This Contract was recommended for approval.**

**8. Approval of request for main water line extension on Nature's Way (Catoosa)**

*The owner of the Oak Trace Subdivision is requesting a main line water extension into the existing subdivision. The plat was approved by the County in 2000. At the time of approval, no utilities were approved or proposed into the subdivision. The road itself has been approved as a county road. Per the requirements of the mainline utility extension ordinance, the owner would be responsibly for 100% of the cost of the extension and installation. A cost estimate was created by the City of \$280,500.00. A financial guarantee in that amount, plus 10% must be provided to the City after City Council approves the extension. This extension will be approximately 6,300 feet of 6-inch water line with 39 service connections and will include 3 fire hydrants. Planning Commission voted to recommend approval of the main line water extension to City Council.*

*Staff recommends approval of the mainline water extension subject to state approved water plans and the submission of a financial guarantee.*

**This Resolution was recommended for approval.**

**9. Approval to award bid for downtown sidewalk project/TAP Grant PIN 126662.00**

*Bids were received for the downtown sidewalk project/TAP grant on October 31, 2023. Two bids were received, with one being marked as non-responsive as they are not currently pre-qualified by Tennessee Department of Transportation. Staff recommended approval of the bid from Adams Contracting, LLC in the amount of \$2,947,076.40. This number is above the amount budgeted. Staff will work with TDOT to try to secure additional funding. The project is expected to last 18 months, overlapping fiscal years. If additional funding is not secured, the amount could be built into the FY24-25 budget.*

**This Resolution was recommended for approval.**

**10. Approval of temporary street closure-Copper Chick's GOAT Soapery & Makery LLC**

*A request has been received from Copper Chick's to close Thurman Avenue from East Stanley Street to East First Street. The request is for November 24, 2023 at 3 p.m. through 5:00 p.m. on November 25, 2023. The requestor is planning to put up*

*string lights and have live music.*

**This Permit was recommended for approval.**

**11.** Discussion regarding City Manager's contract

*City Manager Wood's contract expires March 2024. He will not be seeking a renewal and provided the City Council with a transition timeline. The City Council discussed advertising for the position nationally through the city manager associations and MTAS.*

*City Council discussed TCRS and possibly re-entering the program. Human Resources Coordinator Leah Crockett plans to have a representative at the January work session to present information on the process.*

*Council member Shanks asked about a City Council retreat for this quarter. December 14 was decided upon as a possible date.*

**This item was discussed.**

**Adjournment**

*Mayor Crawford adjourned the meeting at 6:43 p.m. and the City Council met in a closed executive session with City Attorney York.*

**This meeting was adjourned.**