

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Tuesday, February 8, 2022

6:00 PM

Council Chambers

## City Council

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

**BEER BOARD - 5:45 p.m.**

*The Crossville Beer Board met on Tuesday, February 8, 2022 at Crossville City Hall. Mayor James Mayberry was present and presiding. He called the meeting to order at 5:46 p.m.*

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

**1. Los Toritos of Crossville**

*An application for an on & off-premises beer permit has been submitted by Los Toritos of Crossville located at 224 Peavine Rd. Ste. 107*

*Chief Jessie Brooks reported all records clear and recommended approval contingent upon issuance of Certificate of Occupancy.*

**A motion was made by Council Member Art Gernt, seconded by Council Member Rob Harrison, to approve on-off permit contingent upon issuance of Certificate of Occupancy. 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

**2. Dollar General Store #23168**

*An application for an off-premises beer permit has been submitted by Dolgencorp, LLC for its store located at 2516 Hwy 70 E.*

*Chief Jessie Brooks reported a clear records report and recommended approval.*

**A motion was made by Council Member Rob Harrison, seconded by Council Member Art Gernt, to approve off-premises permit. 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

**REGULAR MEETING - 6:00 p.m.****Call to Order**

*The Crossville City Council met for its monthly meeting on Tuesday, February 8, 2022 at Crossville City Hall. Mayor James Mayberry was present and presiding. He called the meeting to order at 6:01 p.m.*

*Steven Pickard, Faith Assembly of God, provided the Invocation. The Young Marines presented the Colors and led the Pledge of Allegiance.*

## 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, Assistant City Clerk Malena Fisher, Fred Houston, Tim Begley, Lee Lawson, Jessie Brooks, Levonn Hubbard, Charley Manker, Mari Leedy, Bob Ross, Steven Pickard, Danny Thurman, Kevin Music, Burt Allaire, Ethan Medley, Darian Dykes, Ethan Hadley, Steve Prudhomme, Tony Perry, Jenna Walls, and Jeremy Walls. Also present were friends and family of the Young Marines and Student of the Month.*

### 1. Proclamations/Presentations

#### a. Presentations February 2022

*Parker Asberry was presented the February Student of the Month award for the character trait, Respect.*

**This Presentation was received and filed.**

### 2. Public Comment

*Charley Manker, Crossville Cruisers, spoke to the Council about an upcoming event as part of the newly designated Scenic By-Way on Hwy 127, Tennessee's Great Valley. There will be a coordinated cruise-in along the Hwy 127 Corridor. Part of the events will be held in conjunction with Crossville's Cruise-In. City Council previously moved the cruise-in off of Main Street. Mr. Manker stated that participants will probably park on Main St. even though the designated area has changed. He asked City Council to reconsider closure of Main St. Mayor Pro Tem Crawford requested to put the item on next month's work session.*

### 3. Appointments

#### a. Airport Committee Appointment

*Mayor Mayberry announced his re-appointment of Sean Smith and Jon Hall to the Airport Committee.*

**This Appointment was approved as recommended.**

#### b. Lake Commission

**A motion was made by Mayor James Mayberry, seconded by Council Member Art Gernt, to approve re-appointment of Levonn Hubbard to the Lake Commission. 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. Stormwater Board of Appeals Appointment**

*Jim Mitchell's term of service to the Stormwater Board of Appeals is expiring in March and he has declined being re-appointed. He is the developer/industry representative. Mayor Mayberry recommended Tim Wilson of The Gardens.*

**A motion was made by Mayor James Mayberry, seconded by Council Member Art Gernt, to appoint Tim Wilson to the Stormwater Board of Appeals. 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

**4. Chamber of Commerce Report**

*Ethan Hadley, Crossville-Cumberland County Chamber of Commerce, gave a monthly report of activities and schedule of events. Crossville has been designated as the #1 Place to Retire by Livability. He reported that the Chamber of Commerce is partnering with the Upper Cumberland Tourism Association and Upper Cumberland Development District and secured funding for a 10-part PBS television series featuring Upper Cumberland tourism named, "Wish You Were Here Adventures." He also reported that a second season is already in the works with funding almost secured.*

**5. Consent Agenda**

**Approval of the Consent Agenda**

**A motion was made by Council Member Rob Harrison, seconded by Council Member Scot Shanks, to approve the Consent Agenda Items A-J (excluding H) due to the items having been previously discussed in an open meeting and as recommended by the City Manager and City Staff. 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

**a. Approval of minutes (01/11)**

**The Minutes were approved as recommended.**

**Ordinances on Second Reading**

**b. Ordinance amending FY 21-22 budget Codes Dept. Personnel**

*The City Manager requests a budget amendment to add an employee to the Codes Department due to the number of upcoming construction projects. The City of*

*Pleasant Hill has also requested that the City take over their building permits.*

**This Ordinance was approved on second reading.**

### **Ordinances on First Reading**

**c.** Ordinance amending FY21-22 budget-ARPA Costs

*In preparation to spend ARPA funds legally and efficiently, there will be costs associated such as engineering and administration. Although the funds will be reimbursable, a budget amendment in the amount of \$75,000 is necessary for the rest of this fiscal year.*

**This Ordinance was approved on first reading.**

**d.** Ordinance amending FY21-22 Budget Emergency Sewer Repair

*City Council approved the emergency repair of a sewer line on Stanley Street near Crossville Medical Group on December 13, 2021. A budget amendment is necessary.*

**This Ordinance was approved on first reading.**

### **Additional Consent Items**

**e.** Approval of contract with Community Development Partners for administrative services-American Rescue Plan Act (ARPA)

*RFQs were sent for administration of the ARPA funds. Two were received and scored. Staff recommends a contract be approved with Community Development Partners to provide the administrative services required for the ARPA program. Base cost of the contract is \$139,000, which is reimbursable through the ARPA program.*

**This Contract was approved as recommended.**

**f.** Approval of loan agreement for Air Force jet

*The Air Force jet located next to the CCHS football field (Miss Nettie) is on loan to the City of Crossville from the Air Force. This loan has previously been on a yearly basis and requires approval each year of the loan agreement; however, this agreement is for two years. The loan renewal cycle after this will be for five years.*

*CCHS has always taken responsibility for maintenance of the jet.*

**This Contract was approved as recommended.**

**g.** Approval of contract amendment with Community Development Partners, LLC for 2018 TDOT TAP Grant

*Additional administrative services are required for an additional NEPA evaluation for the downtown sidewalk project. The original NEPA document that was approved on 11/22/2019, indicated that the project would not require the acquisition of right-of-way or easements. Since Construction Plans, dated 6/25/2021, were made available with more detailed information on the proposed pedestrian improvements and the project now includes one permanent drainage easements and twenty-five (25) construction*

*easements, it was determined that a NEPA Reevaluation was needed.*

*An additional \$1,800 is requested in the contract amendment. A budget amendment is not required.*

**This Contract was approved as recommended.**

**h.** Approval of sale agreement-Duer Court

*The buyer has not responded to the terms of the agreement. The Council agreed to defer the item until next month.*

**This Contract was deferred.**

### **Bids/Purchases**

**i.** Approval to replace pump for lift station

*Veolia requests approval of expenditure for the replacement of pump #1 at the Rock Yard Lift Station. The total cost of the replacement is \$6,867.36. A budget amendment is not necessary.*

**This Bids/Purchases was approved as recommended.**

**j.** Approval to repair pump for lift station

*Veolia requests approval of expenditure for the repair of pump #1 at the Old Landfill Lift Station. The total cost of the repair is \$15,307.40. A budget amendment is not necessary.*

**This Bids/Purchases was approved as recommended.**

## **6. Other Business**

**a.** Discussion and action regarding 2018 Energy Code

*The Mayor has requested that the City Council revisit the adoption of the 2018 Energy Code due to the cost of compliance on affordable housing and questionable return on investment. Mayor Mayberry feels they should be consistent with Cumberland County, which is also consistent with the minimum TVA requirements.*

**A motion was made by Mayor James Mayberry, seconded by Mayor Pro-tem R.J. Crawford, to rescind existing International Energy Code and implement same as used by Cumberland County and develop an Appeals Board for Codes Department. 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

**b.** Discussion and action regarding Meadow Park Lake long range planning

*Mayor Mayberry requests a long range plan for Meadow Park Lake, incorporating items that are already in the Capital Improvement Plan. He asked the Lake Commission*

Chairman, Levonn Hubbard, to develop a plan and bring back to City Council for approval.

Mr. Hubbard stated it is important to know the boundaries of the property if the lake is raised.

**This item was discussed.**

**c.** Discussion and action regarding sewer upgrade on Interstate Drive

*The current gravity sewer service for Cumberland Worship Center on Interstate Drive cannot reconnect to the proposed new gravity main, located on the far side of Interstate Drive, because the proposed storm sewer, as designed, is in the elevation range needed for reconnect. The proposed gravity main and storm sewer are part of the Northwest Connector Phase 3 project.*

*City Staff recommends upgrading the City's sewer system by installing a grinder pump in an easement to be provided by Cumberland Worship Center. The City would own and maintain the pump. This solution would be a substantial savings to the City when compared to the other option, which is to pay the TDOT contractor \$65,000 to put the church back on a gravity sewer system.*

*Due to urgent construction timelines, Staff requests approval to receive quotes rather than receive bids for the project and Staff requests approval of an amount not to exceed \$15,000.*

*The City Attorney stressed that public policy doctrine will not allow us to give money to private entities. There are two options 1) pay the TDOT contractor \$65,000 to put the Church on a new gravity system or 2) spend \$15,000 to purchase grinder pump and the City would continue to own it and be responsible for maintenance.*

**A motion was made by Council Member Art Gernt, seconded by Council Member Rob Harrison, to grant approval to receive quotes and for the purchase and installation of grinder pump in the amount of \$15,000. 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 regarding airport ground leases

*During the Council's last retreat, construction of hangars and ground leases were discussed. The project is ready to bid for the site work. The costs for the site work are estimated between \$100,000-\$160,000, depending on how much of the utility work that City staff can do. The tenant would be responsible for building the hangar, as well as sewer connection, and asphalt in front of the hangar. A budget amendment isn't necessary until the exact costs are known after the bids have been received.*

**A motion was made by Mayor James Mayberry, seconded by Council Member Rob Harrison, to move forward with bidding site work for ground leases. 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 regarding Select Tennessee Site Certification Program and VEC grant

*In order for the City to maintain its status with the Select Tennessee Site Certification Program regarding the site pad located on Interchange Drive, re-certification is required every three years. The process should take approximately two months and cost \$9,375. VEC has a grant program which would cover the costs and staff requests approval to submit an application.*

*The advantage of having a certified site is that the State's Economic Development Team will market the property to site selection consultants and business leaders as "shovel ready".*

**A motion was made by Mayor James Mayberry, seconded by Council Member Scot Shanks, to approve re-certification process and 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

Ordinance amending FY21-22 Budget-Select Tennessee Site Certification

*A budget amendment is necessary for the expenses related to the re-certification of the building pad site on Interchange Dr.*

**A motion was made by Council Member Art Gernt, seconded by Council Member Rob Harrison, to approve budget amendment in the amount of \$10,000 on first reading. 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

7. **City Attorney's Report**

a. City Attorney's Report-February 2022

*The City Attorney reported on lawsuits:*

*Sara Hall vs City of Crossville, assigned to the City's insurance carrier.*

*Crossville vs. heirs of Arvine Dryden, is set for 02/11/22 for default judgment.*

*TDOT vs. Isaac Graham has been filed.*

*Cantrell vs. City of Crossville, is set for motion to dismiss on 02/17/22.*

**This Report was received and filed.**

8. **City Manager's Report**

a. City Manager's Report - February 2022

*City Manager Wood gave the monthly reports for sales tax, wholesale beer, retail liquor, and hotel occupancy tax. He also presented reports on monthly police and fire statistics, utility maintenance, water loss, building permits, bonded debt, and grants. Mr. Wood also gave the monthly FBO report.*

**This Report was received and filed.**

**ADJOURNMENT**

*Mayor James Mayberry adjourned the meeting at 6:36 p.m.*