

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Tuesday, October 13, 2020

6:00 PM

Council Chambers

City Council

Mayor James Mayberry
Mayor Pro-Tem Art Gernt, Jr.
Council Member J.H. Graham, III
Council Member Rob E. Harrison
Council Member Scot Shanks
City Manager Greg Wood
City Clerk Valerie Hale

BEER BOARD - 5:45 p.m.

Mayor James Mayberry was present and presiding. He called the Beer Board to order at 5:47 p.m.

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

a. Vapors Choice

An application has been received from Vincent B. Walton for an on and off-premises beer permit for Vapors Choice. This business is located at 151 Elmore Road, Suite 101. The Codes Department has requested a few items to be installed and/or repaired, which Mr. Walton has not completed.

This Permit was withdrawn from agenda

b. Eco Travel Plaza, LLC

An application has been received from Zain Farooqi for an off-premises beer permit for Eco Travel Plaza, LLC. This business is located at 1897 Genesis Road. Chief Brooks reported a clear records report and recommended approval.

A motion was made by Council Member J. H. Graham, seconded by Mayor Pro-tem Art Gernt that this permit be approved. The motion carried by the following vote:

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

PUBLIC HEARING - 5:50 p.m.**a. Annexation and Plan of Service for Swallows Subdivision off of West Avenue**

A public hearing was held regarding the proposed annexation of property owned by Jackie and Roy Swallows. Their property is located off West Avenue as indicated on Tax Map 112, Parcel 15.02, containing 84.03 acres. Mayor Mayberry called the public hearing to order at 5:48 p.m. There were not any comments received from the public and the meeting was adjourned.

This Public Hearing was received and filed.

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

The City Council for the City of Crossville met for its monthly meeting on Tuesday, October 13, 2020 at Crossville City Hall. Mayor James Mayberry was present and

presiding. He called the meeting to order at 6:01 p.m.

Ralph Reagan of the Bread of Life Mission provided the invocation. The Young Marines presented the colors and led the Pledge of Allegiance.

Roll Call

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

Others present: City Manager Greg Wood, City Clerk Valerie Hale, Assistant City Clerk Malena Fisher, Jessie Brooks, Fred Houston, Scott Humphrey, members and family of the Young Marines, John Conrad, Pepe Perron, Katrina Davis, Brinley Davis, Mike Turner, Heather Mullinix, Doug Parkey, RJ Crawford, Kenneth Ferguson, Fred Houston, Mike Turner, Larry Kidwell, Ben Regen, Ethan Medley, and Lee Lawson.

1. Proclamations/Presentations

a. Presentations/Proclamations - October 2020

Student of the Month-Brinley Davis was presented the Student of the Month Award for Responsibility.

Mayor Mayberry recognized Doug Parkey for his outstanding service to the Crossville-Cumberland County Sports and Events Council (CCCSEC).

National Chiropractic Health Month 2020-Mayor Mayberry presented R.J. Crawford with a proclamation for October as National Chiropractic Health Month.

The Presentations were made.

2. Public Comment

There was no public comment.

3. Appointments

a. CCCSEC (Sports Council)

CCCSEC recommends the appointment of Brock Hill and Whitney Cole.

A motion was made by Mayor James Mayberry, seconded by Mayor Pro-tem Art Gernt to appoint Brock Hill and Whitney Cole to the CCCSEC. The motion carried by the following vote:

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

4. Consent Agenda

A motion was made by Council Member J. H. Graham , seconded by Council Member Scot Shanks to approve Items 4 A-S of the Consent Agenda as the items have already been discussed at the work session. The motion carried by an unanimous vote.

- a. Approval of minutes (09/08,09/15)

The Minutes were approved as recommended.

Ordinances on Second Reading

- b. Ordinance amending FY 20-21 CARES Act Airport Funding

The City has received a grant in the amount of \$30,000 for operational expenses at the airport. A budget amendment is necessary.

This Ordinance was approved on second reading

Ordinances on First Reading

- c. Ordinance closing Right Of Way on Church Street

This item covers the complete closure of Church Street from the intersection of Burnett Street to the intersection of Cother Street. A portion of this section of Church Street was closed in the 80s behind the bank, which is now City Hall. The City Council at that time required a legal description for the closure. The closure was never added to the tax roll, but was recorded in the Register of Deeds office. Mr. Flynn requested that the remainder of the ROW be closed and transferred to him. In researching the legal description of the closure, it did not extend far enough to the south to include the curve leaving the lower parking lot of City Hall. Mike Stump has surveyed all of the City Hall Property and all of Mr. Flynn's property.

The Director of Engineering recommends full closure of the ROW with the yellow gate being the division between the portion going to the City Hall Property and the portion going to Mr. Flynn as shown on the attached map "ROW Closure Map".

Once the closure has been approved through an ordinance, the City and Mr. Flynn would record a survey showing the properties as a whole as shown on the attached map "Final Boundary for Properties". Mike Stump has surveyed all of the City Hall Property and all of Mr. Flynn's property and is prepared to produce the necessary descriptions and drawings.

This Ordinance was approved on first reading.

- d. Ordinance amending FY20-21 budget for Meadow Park Lake Master Meter Equipment and Installation

This Ordinance was approved on first reading.

Additional Consent Items

- e. Approval of annexation and Plan of Services for 84.03 acres off of West Avenue

Roy E. Swallows and Jacky Swallows have requested 84.03 acres off of West Avenue be annexed into the City. Crossville Regional Planning Commission met September 17 to approve the Plan of Services and recommend the annexation.

This Resolution was approved as recommended.

- f. Acceptance of Capitol Drive as City street

Capitol Drive is approximately 1200 feet of new road off Deerfield Road in the Crossroads Village subdivision. All infrastructure has been installed, inspected, and approved by City staff. Crossville Regional Planning Commission met September 23 and voted to recommend the acceptance as a City street to City Council. It is recommended that the speed limit for this street be set at 25 miles per hour.

This Resolution was approved as recommended.

- g. Approval to submit letter of intent for the Tennessee Department of Health Healthier Built Environment grant

Staff requests approval to submit a letter of intent to apply for a grant through the Department of Health to provide shelter/shade sails at Garrison Park. This is a 100% grant.

This Resolution was approved as recommended.

- h. Approval of ThreeStar Grant Contract extension

On November 12, 2019, the Crossville City Council approved the Three Star grant contract on behalf of the JECDB. The State of Tennessee is extending the contract through April 22, 2021. It is a 100% grant for a two-cycle granting period to create a comprehensive, regional marketing plan and branding for the community.

This Contract was approved as recommended.

- i. Approval of contract for telemetry system extended service warranty with MicroComm

The current contract for service warranty for Catoosa telemetry expires on October 25, 2020. The contract includes service warranty coverage for damage to the telemetry system, including lightning. Staff requests approval to renew the annual contract in the amount of \$7,200.

This Contract was approved as recommended.

- j. Approval of Miller Avenue Sewer Line Change Order

The contractor has exposed the existing casing under Miller Avenue. The casing is a 16 inch casing and the outside diameter of the new sewer force main is 13.2 inches which leaves an 1.4 inch even space between the two pipes. Spacers cannot be

installed in this small area and it is not recommended to install the line with out spacers because the sewer line could be deeply scratched when installed and cause future breaks.

The Contractor, Engineer and City Staff have decided that it is in the best long-term interest of the City to re-bore Miller Avenue with a new casing for the new sewer line. This eliminates the need for the temporary bypass and loading of the existing casing as reflected on Change Order 1.

The Director of Engineering recommends the approval of the change order in the amount of \$10,750.

This Contract was approved as recommended.

k. Approval of TDOT contract amendment for Northwest Connector 3

The City has received Surface Transportation Block Grant funding for section 3 of the Northwest Connector project; however, the project exceeded the contract amount of \$715,799 and an amendment was requested to receive additional STBG funding for the reimbursement of Right of Way costs. The amendment increases the amount of the ROW phase to \$1,257,672, with the local match being 20%.

This Contract was approved as recommended.

l. Approval of Letter of Conditions amendment regarding Catoosa Water Tank \$419,500 RUD Loan

Rural Development has requested an amendment to the Letter of Conditions to the cost overrun loan in the amount of \$419,500. The proposed amendment changes the lien position from parity lien position to subordinate lien position.

This Contract was approved as recommended.

m. Approval of contract with GRW Engineers, Inc. for engineering services-2020 Crossville CDBG Sewer System Improvement Project

A contract should be approved with GRW Engineers, Inc. to provide the engineering services required for the CDBG program.

Breakdown of the contract is as follows: Design (\$34,000), General Engineering During Construction (\$10,000), Resident Observation (\$50,000), and Other Engineering Services/Sewer System Evaluation (\$19,000).

This Contract was approved as recommended.

n. Approval of contract with Community Development Partners for administrative services- 2020 Crossville CDBG Sewer System Improvement Project

At the request of the City, Community Development Partners prepared and submitted an application for funding of the sewer system improvement project and the City was awarded the grant. A contract should be approved with CDP to provide the administrative services required for the CDBG program. Total cost of the contract is \$39,000.

This Contract was approved as recommended.

o. Approval of contract for engineering & professional services for Hwy 127

N Utility Relocation Near Hollow Lane to Near Lowe Road (PIN 100260.04)

Approval is requested for a contract with Hussey Gay Bell (Robert Stigall) for the engineering of the utility relocation on an additional portion of the Hwy 127 N project (PIN 100260.04). The amount of the contract is not to exceed \$140,164.36 for general engineering and not to exceed \$102,056.46 for inspection services.

This Contract was approved as recommended.

- p. Approval of contract for engineering & professional services for Hwy 127 N Utility Relocation Near Potato Farm Road to near Hollow Lane (PIN 100260.03)

Approval is requested for a contract with Hussey Gay Bell (Robert Stigall) for the engineering of the utility relocation on an additional portion of the Hwy 127 N project (PIN 100260.03). The amount of the contract is not to exceed \$140,164.36 for general engineering and not to exceed \$102,056.46 for inspection services.

This Contract was approved as recommended.

- q. Approval to purchase Master Meters Equipment at Meadow Park Water Treatment Plant

Bids were received for the master meters equipment at the Meadow Park treatment plant September 24, 2020. Staff recommends the low bid from Voight- Abernathy in the amount of \$13,148.00.

This Bid was approved as recommended.

Bids/Purchases

- r. Approval to purchase five (5) 2020 Dodge Durango Police Pursuit AWD

Captain Brian Eckelson received a quote from TT of Columbia for new, in stock, 2020 Dodge Durango Police Pursuit AWD patrol vehicles. TT of Columbia has a contract with the State of Tennessee, Central Procurement Office. State bid price is \$28,157. (This amount is \$7,786.00 less, per vehicle, than the quoted 2020 Ford Explorers at \$35,943 each.) With the addition of spot light, tags and additional key sets, the price per vehicle is \$30,096.25 each. Chief Jessie Brooks has reviewed the quote and recommends purchasing five of the 2020 Dodge Durango Police Pursuits, for a total purchase price of \$150,481.25. The purchase of five new patrol vehicles was budgeted and approved in the 2020/2021 budget, at \$250,000.00.

This Purchase was approved as recommended.

- s. Approval to purchase drum screens for debris removal

The City has two Parkson drum screens located at the sewer treatment plant. The drum screens are very valuable to the waste water treatment process and both screens are in need of repair. The quote from Parkson in the amount of \$7,287.00 will yield parts to repair the screens. This purchase is considered sole source because the screens are proprietary. The Waste Water Treatment Plant Superintendent recommends the purchase of the parts from Parkson in the amount of \$7,287.00.

This Purchase was approved as recommended.

5. Other Business

a. Approval to construct disc golf course at Meadow Park Lake

Ethan Hadley on behalf of the Crossville Disc Golf Club presented information at a recent work session regarding a proposed 18-hole disc golf course to be developed at Meadow Park Lake. He requested permission to utilize portions of Meadow Park Lake to build the course. The City would be responsible for maintenance. The Club, through CCCSEC (Sports Council), will be soliciting hole sponsors to fund the equipment.

Council members Shanks discussed that the City would maintain the grounds where the course lies and add the course to its liability insurance.

Council member Graham questioned and Mayor Pro Tem Gernt confirmed that the Lake Commission approves the construction of the disc golf course at Meadow Park Lake.

A motion was made by Council Member Scot Shanks, seconded by Mayor Pro-tem Art Gernt to approve the City of Crossville Leisure Services to work with Crossville-Cumberland County Sports and Events Council and the Crossville Disc Golf Club to design an 18-hole golf course, plus practice basket, at Meadow Park Lake. The motion carried by the following vote:

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

b. Approval of bid for Master Meters Installation at Meadow Park Water Treatment Plant

Bids were received for the master meters installation at the Meadow Park treatment plant on September 24, 2020. The low bidder, Norris Brothers Excavation LLC, did not finish the last project that the City contracted with them. Eight months after the contract completion date, the City was verbally notified by Jacob Norris that Norris Brothers Excavating could not complete the project. The final project clean-up was completed by City Crews. All additional expenses paid or incurred by the City added up to be \$52,933.52 which did not include attorney expenses and in-house engineering administration.

A motion was made by Council Member J. H. Graham, seconded by Council Member Rob Harrison to approve the bid submitted by Ironwood Construction in the amount of \$194,000 as recommended by the City Manager and City Engineer. The motion carried by the following vote:

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

c. Discussion and action on offer to purchase Wyatt Court Property

The City has received two offers for the purchase of the Wyatt Court Properties.

One offer is from Brian Srock, owner of the Toy Box, in the amount of \$92,500.00 for ±3.7 usable acres for a total acreage of ±4.6 acres. Mr. Srock has indicated that he may want to purchase more property at a future date south of this location. This parcel would be required to be joined to other property owned by Mr. Srock as to not create a landlocked parcel. Mr. Srock has indicated that he would like for the parcel to be de-annexed when joined to his currently owned parcel.

The other offer is from Mr. Butch Smith in the amount of \$210,000 for ±21.8 usable acres for a total acreage of ±25.0 acres. Mr. Smith is managing the two warehouse buildings on Wyatt Court. This offer is for the remaining property in the development that is not needed for recreation by the City. Mr. Smith has indicated that if the 4.6 acres are sold to a different owner, he would not be interested in the remaining property.

The City has stored soils from the downtown water line project on this property that are believed to be previously contaminated with petroleum. Both offers are verbally contingent on the removal of these soils. The soils can be relocated by City Crews to the airport.

Council member Harrison expressed that he felt selling the property to Mr. Smith could potentially generate jobs and that selling the entire property (25 acres) would be the best land use. He stated these were factors in his decision.

Mayor Mayberry stated he took into consideration that the property had already been advertised, the potential growth of Mr. Srock's business, and the trail on the south side will have to be re-routed and a bridge constructed to reconnect the trail, which was used during the Hiking Marathon by over 2,000 people. It would also be closing off the City's ROW to the parking lot of the trail.

The property will have to be re-advertised in the local newspaper.

A motion was made by Council Member J. H. Graham, seconded by Council Member Rob Harrison to accept offer discussed during the last work session of \$210,000 for the full 25 acres subject to any City, County, State or Federal rules, laws, or regulations. The motion carried by the following vote:

Aye: 4 - Council Member J. H. Graham, Council Member Rob Harrison, Mayor Pro-tem Art Gernt and Council Member Scot Shanks

Nay: 1 - Mayor James Mayberry

- d.** Consideration of the adoption an initial resolution authorizing the issuance of Not To Exceed Forty-eight Million Six Hundred Eighty-Five Thousand Dollars (\$48,685,000) of Tax-Exempt General Obligation Refunding Bonds, Tax-Exempt General Obligation Improvement Bonds, Federally-Taxable General Obligation Refunding Bonds, Tax-Water and Sewer Revenue Refunding and Improvement Bonds, and Federally-Taxable Water and Sewer Revenue Improvement Bonds of City of Crossville, Tennessee Pursuant to Tenn. Code Ann. § et seq., For the Purpose of Refunding Certain Outstanding Obligations of the City, Financing the Construction of Certain Capital Improvements, Reimbursing Certain Expenditures Previously Made, and Paying Costs Related Thereto and Incident to the Issuance of the Bonds.

This Resolution was approved.

- e. Consideration of the adoption of a resolution authorizing the issuance of Tax-Exempt Series 2020A1 General Obligation Refunding Bonds, Tax-Exempt Series 2020A2 General Obligation Improvement Bonds, Taxable Series 2020B General Obligation Refunding Bonds, Tax-Exempt Series 2020C Water and Sewer Revenue Refunding and Improvement Bonds, and Taxable Series 2020D Water and Sewer Revenue Improvement Bonds In the Aggregate Principal Amount of Not In Excess of Forty-Eight Million Six Hundred Eighty-Five Thousand Dollars (\$48,685,000)

Mayor Mayberry read both resolutions aloud.

A motion was made by Council Member J. H. Graham, seconded by Mayor Pro-tem Art Gernt to approve the initial resolution and resolution authorizing the issuance of bonds in an amount not to exceed \$48,685,000. The motion carried by the following vote:

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

6. City Attorney's Report

- a. City Attorney's Report-October 2020

The City Attorney was not present.

7. City Manager's Report

- b. City Manager's Report - October 2020

City Manager Greg Wood gave the monthly revenue reports for sales tax, wholesale beer, retail liquor, and hotel occupancy tax. He also presented monthly police and fire statistics, water loss, building permits, special projects, bonded debt, and grants. Mr. Wood recognized Captain Terry Potter for providing material for instructional use at Tennessee Fire School.

This Report was received and filed.

ADJOURNMENT

The meeting adjourned at 6:31 p.m.