

City of Crossville

*392 North Main Street
Crossville, TN 38555*



Minutes

Tuesday, January 7, 2025

12:00 PM

Conference Room 317

Sports Authority of the City of Crossville

REGULAR MEETING

Call to Order

The Sports Authority of the City of Crossville met for its monthly meeting on Tuesday, January 7, 2025 at Crossville City Hall. Vice Chair Lou Morrison was present and presiding. He called the meeting to order at 12:00 p.m.

Roll Call

Present 5 - Lou Morrison, Sheryl Webb, Brock Hill, Rob Patton, and Ethan Hadley

Absent 2 - Tracey Barnes, and Mark Moore

Others present included Randy York, Valerie Hale, Mayor R.J. Crawford, Baylee Rhea, Mandy Perhay, Larry Kidwell, Chad Crowe, Kim Chamberlin, Kevin Chamberlin, Nathan Clouse, and Jessie Brooks.

Ben Regen joined by Zoom.

Public Comment

No comments were received.

Agenda Items

1. Approval of minutes (12/3)

A motion was made by Brock Hill, seconded by Rob Patton, to approve the minutes. The motion carried by the following vote:

Aye: 5 - Morrison, Webb, Hill, Patton and Hadley

Absent: 2 - Barnes and Moore

2. Election of Officers

Per the by-laws for the Sports Authority of the City of Crossville, officers must be elected at the January meeting.

A motion was made by Brock Hill, seconded by Rob Patton, to elect Tracey Barnes as Chair. The motion carried by the following vote:

Aye: 5 - Morrison, Webb, Hill, Patton and Hadley

Absent: 2 - Barnes and Moore

A motion was made by Brock Hill, seconded by Rob Patton, to elect Lou Morrison as Vice Chair. The motion carried by the following vote:

Aye: 5 - Morrison, Webb, Hill, Patton and Hadley

Absent: 2 - Barnes and Moore

A motion was made by Lou Morrison, seconded by Sheryl Webb, elect Brock Hill as Secretary. The motion carried by the following vote:

Aye: 5 - Morrison, Webb, Hill, Patton and Hadley

Absent: 2 - Barnes and Moore

A motion was made by Brock Hill, seconded by Lou Morrison, to elect Rob Patton as Vice Secretary. The motion carried by the following vote:

Aye: 5 - Morrison, Webb, Hill, Patton and Hadley

Absent: 2 - Barnes and Moore

A motion was made by Lou Morrison, seconded by Rob Patton, to elect Mark Moore as Treasurer. The motion carried by the following vote:

Aye: 5 - Morrison, Webb, Hill, Patton and Hadley

Absent: 2 - Barnes and Moore

Present 6 - Lou Morrison, Sheryl Webb, Mark Moore, Brock Hill, Rob Patton, and Ethan Hadley

Absent 1 - Tracey Barnes

3. Approval of contract with American Constructors

Chad Crowe from American Constructors reviewed the bids submitted for the building of the Recreation Center. He informed those present that 3 of the selected bidders were local - Baisley Excavating, Josh Tollett Masonry, and Turner Roofing. He said several local companies contacted him through the bidding process but decided the job may be too large. He has passed their information along to the winning bidders to use as subcontractors, if needed. Mr. Crowe presented all of the selected bidders. He stated there may be one change in the price due to the Fire Marshall's review of the plans. It was suggested to approve the contract for the amount presented at the meeting with an allowance for additional cost if needed based on the decision made by the Fire Marshall's office. This could increase the cost for the bidder and would increase the bid.

A motion was made by Mark Moore, seconded by Ethan Hadley, to approve contract in the amount of \$37,012,306 plus the amount from the fire marshal modification not to exceed \$350,000. The motion carried by the following vote:

Aye: 6 - Morrison, Webb, Moore, Hill, Patton and Hadley

Absent: 1 - Barnes

4. Updates on Financial and Legal Matters

Mr. York stated upon reviewing a photo of the tax map for the property the Recreation

Center will be constructed on, he noticed there was a strip of land owned by the railroad company Norfolk Southern. He has reached out to this company on acquiring this property to create a greenway. Brock Hill explained that he and another individual have talked to property owners that share a property line with what was previously the railroad and everyone seems to be in favor of creating a greenway. Mayor Crawford explained that the City of Crossville is updating their Parks and Recreation Master Plan to include the greenway and is hoping to connect all the parks by this greenway. Mr. York stated that if he doesn't hear back soon from Norfolk Southern, he will reach out again.

Mr. York stated the other matter at hand is the board needs to vote of Mr. Kidwell's expenses that he presented last month. Mr. York asked if Mr. Kidwell had anything he would like to add at this time. Mr. Kidwell stated he presented his expenses via email. Mr. York asked Mr. Clouse if he had reviewed the expenses and had a recommendation based on his review of the expenses. Mr. Clouse stated based on his professional opinion and years of experience, he has never had an expense submitted to review a document. He stated expenses are not unpaid time for work. Mark Moore asked if it is an expense, would it be expected to have some kind of receipt with it. Mr. Clouse said there should be something validating the expense. Mr. Moore clarified that receipts were requested for expenses, but Mr. Kidwell only submitted the email regarding additional time to review documents. Mr. Clouse stated that was correct. Mr. Kidwell stated that there were several processes and documents that needed to be replicated. Mr. Moore stated he did not understand the \$600,000 invoice that was submitted and not authorized by the contract. Mr. Kidwell stated that there was a contract with the City of Crossville. Mr. Moore stated there was not a contract with Sports Authority to pay the additional amount. Mr. Morrison asked if that contract was in place for this bond that was issued by the Sports Authority. Mr. Kidwell stated that the contract with the City stated he would receive payment once the bonds were closed. Mr. Morrison stated he was working for the Sports Authority for this bond issuance, not the City of Crossville. Mr. Morrison went on to say that everything Mr. Kidwell listed for additional compensation was within the scope of work for the payment of \$150,000. Mr. Morrison asked how this warranted additional compensation from the City of Crossville when Mr. Kidwell was already under contract with the Sports Authority for this bond issuance. Mr. Kidwell stated the payment for the City embodies a time period of work that preceded work for the Sports Authority.

Mr. Morrison asked if they could have a closed meeting with Mr. York. Mr. York explained since there was no lawsuit at this time, they are unable to have a closed session.

Mr. Moore made a motion to pay Mr. Kidwell \$150,000 for executing bond measure, but not pay additional \$50,000 in expenses without proper receipts, and to dismiss the prior \$600,000 invoice. Sheryl Webb seconded for discussion.

Mr. Hill stated he does not believe the additional invoice for the payment of services for the City of Crossville is the Sports Authority's concern and should be left up to their attorney. Mr. Moore stated he believes it does involve the Sports Authority because it was included in the bond closing. Mr. Hill stated he disagrees. Mr. Clouse stated that a separate bond was issued to cover the amount of the expenses, and US Bank is holding that money to issue it once a decision has been made. Mr. York stated it is improper for one governmental agency to pay the debts of another without proper resolution. Mr. York clarified that he does not believe that Mr. Kidwell's expenses are proper deductible expenses.

Mr. Regen explained that all the documents for the bond closing have been processed, so amended documents would need to be submitted and signed by both the Chair and Vice Chair. Mr. Regen stated that whatever this board decides does not bind the City in any decision. Mr. Regen suggested that the motion be amended with direction of what to do with the remaining funds that will not be paid by the Sports Authority to Mr. Kidwell.

After discussion, Mr. Moore amended his motion, and Mrs. Webb seconded.

A motion was made by Mark Moore, seconded by Sheryl Webb, to pay Kidwell & Co. \$150,000 for executing bond measure, but not pay additional expenses without proper receipts, and instruct trustee to deposit balance of overage to the construction fund. The motion carried by the following vote:

Aye: 6 - Morrison, Webb, Moore, Hill, Patton and Hadley

Absent: 1 - Barnes

Other Business

A motion was made by Brock Hill, seconded by Mark Moore, to allow the Chair and Vice Chair to sign documents needed to amend the closing documents. The motion carried by the following vote:

Aye: 6 - Morrison, Webb, Moore, Hill, Patton and Hadley

Absent: 1 - Barnes

Adjournment

A motion was made by Ethan Hadley at 1:15 p.m., seconded by Rob Patton, to adjourn the meeting. The motion carried unanimously.

Chair

Secretary