

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Wednesday, October 24, 2018

5:00 PM

Conference Room 317

Call for Special Meeting

Mayor James Mayberry
Mayor Pro-Tem J. H. Graham, III
Council Member Pamala Harris
Council Member Scot Shanks
Council Member Danny Wyatt
City Manager Greg Wood
City Clerk Valerie Hale

Call to Order

The City Council for the City of Crossville met in special session on October 24, 2018 at 5:00 p.m. in Conference Room 317 at City Hall. Mayor Mayberry was present and presiding. He called the meeting to order at 5 p.m.

Roll Call

Present 5 - Council Member Pamala Harris, Council Member Danny Wyatt, Mayor Pro-tem J. H. Graham, Council Member Scot Shanks, and Mayor James Mayberry

Others present: City Manager Greg Wood, City Attorney Will Ridley, Assistant City Clerk Malena Fisher, Tim Begley, Jessie Brooks, Chris Kendrick, Fred Houston, Leah Crockett, Rob Harrison, Lavonn Hubbard, Kyle Turner, Ellen Rosenfeltt, Stanley Watkins, Malinda Watkins, Scott Humphrey, Rita Reali, Gary Nelson, and Jim Young.

1. Consent Agenda

A motion was made by Mayor Pro-tem J. H. Graham, seconded by Council Member Scot Shanks, that Consent Agenda items a-d be approved. The motion carried by the following vote:

Aye: 5 - Council Member Pamala Harris, Council Member Danny Wyatt, Mayor Pro-tem J. H. Graham, Council Member Scot Shanks and Mayor James Mayberry

a. Approval of temporary street closings for Christmas Festival

Cumberland Fellowship is sponsoring a Christmas Festival on Friday, November 30, at their church located at 1640 West Avenue. Due to limited parking, they have partnered with the owner of Cumberland Square to allow use of their parking lot during the festival, which will be from 5:00-8:00 p.m. To address safety concerns, they request that a lane of West Avenue be closed between the old K-Mart entrance and their office entrance.

This Permit was approved.

b. Approval to purchase Check Valves & Vacuum Pump-Veolia

Veolia is requesting to purchase two 6" check valves & a vacuum pump for the station at the 127S/Miller Avenue location. The proposal includes: removal of two existing check valves, installing two new 6" check valves, removal & replacement of vacuum pump for a price of \$4,526.29. Wascon has submitted the proposal and is a sole source provider.

This Purchase was approved.

c. Approval to purchase pumps for the main station-Veolia

Veolia is requesting to replace pumps 1 & 3 for the main station. The quote received

from the sole source provider, Wascon, is \$4,900 for each pump. This price includes labor, material, teardown, cleaning, machine work, repair and installation of the pumps.

This Purchase was approved.

- d. Approval of CDBG grant contract in the amount of \$525,000 for Sewer System Improvements

The contract with the State of Tennessee for Community Development Block Grant funds in the amount of \$525,000 for Sewer System Improvements has been received. This project is funded in the current budget.

This Contract was approved.

2. Other Business

- a. Ordinance amending Crossville Municipal Code 10-202 regarding Dogs

After recommendations regarding animals from a committee formed by City Manager Wood, it was decided that an ordinance regarding the humane restraint of dogs is necessary. The ordinance sets guidelines for dogs in reference to humane restraint, shelter, and enclosures.

The ordinance has been amended to correct grammatical errors and for the first paragraph to include the phrase, "or permanently affixed anchor which allows 360 degrees of movement" as an alternative to a spiral tie-out stake. Mayor Mayberry said he personally doesn't like to see any dogs tethered and with the revisions to the ordinance and for the safety of dogs, he supports the Humane Restricting Ordinance in its current edition.

A motion was made by Mayor James Mayberry, seconded by Council Member Pamala Harris, to approve the ordinance on second reading. The motion carried by the following vote:

Aye: 5 - Council Member Pamala Harris, Council Member Danny Wyatt, Mayor Pro-tem J. H. Graham, Council Member Scot Shanks and Mayor James Mayberry

- b. Discussion and action on TCRS buyback actuarial study

City Manager Greg Wood and Human Resources Manager Leah Crockett recently met with TCRS officials, and before the City decides whether or not to buy back into the TCRS, this actuarial study is necessary to determine how much the buyback would actually cost. The cost of the study is \$1,200. Mayor Pro-Tem Graham said the actuarial study would be premature and would like to wait until the study on job descriptions and wages is completed and until the Police Chief has the opportunity to evaluate his department, review personnel, and make his recommendations. Mr. Wood said that the wage study will most likely take at least 90 days and that while the City has no deadline on buying back into the TCRS, the longer we wait, the more it will cost. The buyback would include all employees who were hired and are still employed since discontinuing it in 2010. The wage study that was previously approved will include evaluation of benefits as well.

This Resolution was discussed and no action was taken.

c. Presentation and discussion on retail development

At a recent work session, Fred Hand IV of Hand Properties, Inc. made a presentation to the Council about a potential retail development site. Mr. Hand requested that Old Jamestown Highway, which abuts the project, be reconstructed into 3 lanes to the intersection of Interstate Drive. He also requested a traffic signal at the intersection of Interstate Drive and Old Jamestown Highway. City Engineer Tim Begley developed an estimate for this project, and the total of the estimate is \$860,618.

Mayor Mayberry said this proposed development would be a major asset to the community, not only because of increase in property and sales taxes, but also in the amenities the citizens are asking for and that the return on investment in this project "would be happening right after the doors are open." Councilmembers Wyatt and Harris questioned whether a traffic light was necessary, and Mr. Wood pointed out that the light could possibly be part of the Northwest Connector project.

Councilmember Graham asked where the projected cost numbers came from, and Mr. Wood emphasized that the \$860,618 projected cost was based on contracting out the entire project, a worst-case scenario. Engineer Tim Begley said the cost includes 1150 feet of water and sewer line relocation and relocating six telephone poles. It also includes road construction, in which some savings might be found if the existing pavement can be used as a base. The turn lane was discussed, which would be a continuous turn lane for the full 1150 feet. He said if Council approves the project, TDOT will want a traffic study, which will detail the amount of traffic coming to Old Jamestown Highway and Interstate Drive, especially at the intersection. That traffic study will basically be the warrant study for a traffic signal there, Mr. Begley said. If the traffic signal can be included in TDOT's plan for the area and most of the project can be done in-house, then the out-of-pocket expense, not including labor, would be well under \$300,000.

A motion was made by Mayor James Mayberry, seconded by Mayor Pro-tem J. H. Graham, to amend the budget not to exceed \$900,000 for widening Old Jamestown Highway to three lanes, to include sidewalks, curbs, gutters, drainage, and necessary utility relocation, with a traffic light from Interstate Drive to Matherly Street, with an 18-month timeframe for completion of the road and retail development after Hand Family Enterprise acquires the properties and contingent upon them donating the right-of-ways necessary to the project. The motion carried by the following vote:

Aye: 5 - Council Member Pamala Harris, Council Member Danny Wyatt, Mayor Pro-tem J. H. Graham, Council Member Scot Shanks and Mayor James Mayberry

Mayor Mayberry brought up an item he said was germane to the discussion of retail development. He said City Attorney Will Ridley has gotten the costs for infrastructure compiled for the Crossings development and was prepared to negotiate terms. However, he must have County Commission approval on the TIF program. Mr. Ridley pointed out that once the Commission approves the TIF, the agreement must go to the Industrial Development Board because the City cannot give away funds to private industry.

City Manager Greg Wood asked if Council needed to vote to waive the rules since this item was not on the agenda, and City Attorney Will Ridley said that the rules did not

need to be waived for this motion to be voted on.

A motion was made by Mayor James Mayberry, seconded by Council Member Scot Shanks, for the City Attorney to compile his findings and upon Council approval, for the City to contact the County Mayor and County Commission for their agreement to the TIF program. The motion carried by the following vote:

Aye: 5 - Council Member Pamala Harris, Council Member Danny Wyatt, Mayor Pro-tem J. H. Graham, Council Member Scot Shanks and Mayor James Mayberry

Adjournment

A motion was made by Mayor Pro-tem J. H. Graham to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Council Member Pamala Harris, Council Member Danny Wyatt, Mayor Pro-tem J. H. Graham, Council Member Scot Shanks and Mayor James Mayberry