

# City of Crossville

392 N. Main  
Crossville, TN 38555



## Minutes

Tuesday, December 28, 2021

12:00 PM

Conference Room 317

## Call for Special Meeting

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

**Call to Order**

*The City Council for the City of Crossville met in special session on December 28, 2021 at Crossville City Hall. Mayor James Mayberry was present and presiding. He called the meeting to order at 12:00 p.m.*

**Roll Call**

- Present** 4 - Council Member Scot Shanks, Council Member Rob Harrison, Mayor Pro-tem R.J. Crawford, and Mayor James Mayberry
- Absent** 1 - Council Member Art Gernt

*Others present were City Manager Greg Wood, City Attorney Will Ridley, City Clerk Valerie Hale, Tracy McGinnis, Amanda McGinnis, Levonn Hubbard, Chris Kendrick, Tim Begley, and Steve Prudhomme.*

**1. Consent Agenda**

**A motion was made by Council Member Rob Harrison, seconded by Mayor Pro-tem R.J. Crawford, to approve Consent Agenda Items A-F. The motion carried by the following vote:**

- Aye:** 4 - Council Member Scot Shanks, Council Member Rob Harrison, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry
- Absent:** 1 - Council Member Art Gernt

**Ordinances on Third Reading**

**a. Ordinance closing Alleyway-Bilbrey Funeral Home**

*The owners of Bilbrey’s Funeral Home have requested that an abandoned unimproved alleyway that bisects their property be officially closed. A legal description and boundary plat was presented. The Planning Commission met October 21 and recommended the approval of the unimproved alley ROW closure and the joining of it to the adjacent parcels.*

**This Ordinance was adopted on third reading.**

**Ordinances on Second Reading**

**b. Ordinance amending FY21-22 budget-Vehicle Seizure**

*During a recent, drug-related investigation, a vehicle was seized. The Police Department is moving this vehicle into their fleet. A budget amendment is necessary.*

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

c. Ordinance amending FY21-22 budget-Catoosa Registers

*The Catoosa Department requests to purchase 468 water registers for a total price of \$49,921.56. A budget amendment is necessary.*

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

d. Ordinance amending FY 21-22 Budget-Hilltopper's Inc Connecting Trail

*The City verbally agreed to connect the City's paved trail at Centennial Park to the property donated to Hilltopper's during the donation process. The connecting trail will be approximately 730 feet long by 10 feet wide and will be constructed to meet ADA regulation. City crews will perform the excavation and install the base stone and the City will bid the paved surface. The materials and the paving are estimated to be \$24,000.*

*A budget amendment is required to move forward with the project.*

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

e. Ordinance amending FY 21-22 budget-Catoosa personnel

*Due to an unprecedented amount of line locates and line breaks due to the Hwy 127 N road widening project, staff requests the addition of an employee for the Catoosa Dept. A budget amendment is necessary.*

**This Ordinance was approved on second reading**

f. Ordinance amending FY21-22 budget-Wastewater Facility Plan Update

*GRW proposes to provide an existing capacity report along with projected projects and cost to gain capacity at all three interstate interchanges. The proposal also includes an update to the Wastewater Facility Plan that will project growth inside the urban growth boundary and provide general projects and cost to meet the future growth. A budget amendment is necessary.*

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

2. **Other Business**

a. Discussion and action regarding Public Chapter 6 Exemption

*The City Attorney stated more information is going to be available after January 9 and recommended waiting to address the exemption after that date.*

**This item was withdrawn from agenda.**

b. Discussion and action regarding lease agreement

*The City Attorney presented a lease agreement for approval regarding one of the properties being purchased by the City for the Indoor Recreation Facility, which is located at 153 Livingston Road. McGinnis Tile is the tenant and rents the property for \$2,700 per month. The proposed lease agreement would allow the tenant to stay in the building until needed for the proposed facility. It is estimated that groundbreaking would not occur for at least a year.*

*Tracy & Amanda McGinnis addressed the Council, gave the history of their company, current status, expressed their concerns regarding relocating their business, and finding a place to rent that would accommodate their needs. They requested that the Council consider a reduction in rent and asked for suggestions on finding another building to rent. The McGinnis' related their concerns about the expense and timeline of having to move out and the affects on their business.*

*Mayor Pro Tem Crawford discussed honoring needs of a small business, the struggles they would face in relocating, and suggested foregoing the rent once the City purchases the property.*

*It was agreed that the lease would be for one year, then month to month which can be renegotiated depending on the status of the construction. The lease is for one dollar per year. The tenant would be responsible for utilities and liability insurance.*

*Mr. Wood suggested that they explore opportunities with SBA or EDA to purchase property.*

**A motion was made by Mayor Pro-tem R.J. Crawford, seconded by Council Member Scot Shanks, to approve one year lease agreement for one dollar per year as presented by the City Attorney beginning on the closing date of the property purchase. The motion carried by the following vote:**

**Aye:** 4 - Council Member Scot Shanks, Council Member Rob Harrison, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

**Absent:** 1 - Council Member Art Gernt

**c.** Discussion and action regarding administrative settlements for Northwest Connector 2

*Property negotiations for tracts on the Northwest Connector, Section 2, have been ongoing. There are two property owners (three tracts) which have not accepted the City's offers, but have counteroffered. The counteroffers are within the maximum allowable under the Federal Highway Safety Act. Staff requests approval to accept the counteroffers to avoid future litigation. A budget amendment won't be necessary.*

**A motion was made by Council Member Scot Shanks to authorize administrative settlements for the requested tracts. The motion carried by the following vote:**

**Aye:** 4 - Council Member Scot Shanks, Council Member Rob Harrison, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

**Absent:** 1 - Council Member Art Gernt

**d.** Discussion and action regarding condemnation Northwest Connector 2

*Property negotiations for tracts on the Northwest Connector, Section 2, have been ongoing. One property owner (Tract 18, Isaac Graham) has not accepted the City's offer, but has counteroffered. The counteroffer is not within the maximum allowable under the Federal Highway Safety Act. Staff requests approval to turn over to the City Attorney for "friendly" condemnation.*

**A motion was made by Mayor James Mayberry, seconded by Council Member Scot Shanks, to authorize condemnation. The motion carried by the following**

**vote:**

**Aye:** 4 - Council Member Scot Shanks, Council Member Rob Harrison, Mayor Pro-tem R.J. Crawford and Mayor James Mayberry

**Absent:** 1 - Council Member Art Gernt

**Adjournment**

*The City Attorney reminded the Council that construction has begun on Northwest Connector Section 3 and that there are currently 7 properties in condemnation and those will have to be settled when construction is complete and that they should consider this during the budget process over the next few years.*

*The meeting adjourned at 12:49 p.m.*