

**COOKEVILLE CITY COUNCIL
REGULAR MEETING
AUGUST 5, 2004
6:00 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, August 5, 2004, at 6:00 p.m., in the Municipal Building, 45 East Broad Street. Invocation was given by Mayor Womack. Pledge of Allegiance was led by Mayor Womack. Mayor Womack then called the meeting to order and asked the Clerk to call the roll. Present and answering roll call were:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

Also present: Jim Shipley, City Manager; Cathy McClain, City Clerk and Mike O'Mara, City Attorney.

**CONSIDER APPROVAL OF
AGENDA AS PRESENTED**

Councilman Shelton made a motion, seconded by Councilman Sallee, to approve the agenda as submitted. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

OLD BUSINESS:

**CONSIDER APPROVAL OF MINUTES
OF COUNCIL MEETING HELD ON
JULY 15, 2004**

Councilman Sallee made a motion to dispense with the reading of the minutes and approve said minutes as submitted. The motion was seconded by Councilman Davis. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

NEW BUSINESS:

**HOLD A PUBLIC HEARING AND
CONSIDER ON FIRST READING
ORDINANCE #004-08-14,
AMENDING THE BUDGETS OF
THE VARIOUS FUNDS/DEPTS. OF
THE CITY OF COOKEVILLE, TN
FOR THE FISCAL YEAR ENDED
JUNE 30, 2004**

**COOKEVILLE CITY COUNCIL
MINUTES
AUGUST 5, 2004**

Vice-Mayor Qualls made a motion, seconded by Councilman Davis, to approve on first reading Ordinance #O04-08-14. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

**HOLD A PUBLIC HEARING AND
CONSIDER RESOLUTION
#R04-08-11, ACCEPTING A
GRANT FROM THE U.S. DEPT.
OF JUSTICE FOR THE AMOUNT
OF \$9,261 AND COMMITTING
TO A REQUIRED MATCH OF
\$1,029**

Councilman Sallee made a motion, seconded by Vice-Mayor Qualls, to adopt Resolution #R04-08-11. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

**SET A DATE FOR A PUBLIC
HEARING ON ORDINANCE
#O04-08-12, REZONING
THE PROPERTY AT 130
POPLAR AVENUE FROM
RS15 (SINGLE-FAMILY
RESIDENTIAL) TO CL
(LOCAL COMMERCIAL)**

Mayor Womack set the date for September 2, 2004, @ 6:00 p.m.

**SET A DATE FOR A PUBLIC
HEARING ON ORDINANCE
#O04-08-13, ESTABLISHING
A HISTORIC DISTRICT
OVERLAY ZONE FOR
PROPERTIES ON WEST
BROAD STREET FROM
CEDAR TO OAK AVENUES
& INCLUDING THE DEPOT**

Mayor Womack set the date for September 2, 2004, @ 6:00 p.m.

**COOKEVILLE CITY COUNCIL
MINUTES
AUGUST 5, 2004**

**CONSIDER APPROVAL OF
PROPERTY ACQUISITION
FOR COOKEVILLE
REGIONAL MEDICAL
CENTER LOCATED AT
529 NORTH HICKORY**



142 West Fifth Street
Cookeville, TN 38501
931/528-2541

July 27, 2004

Jim Shipley
City Manager
City of Cookeville
45 East Broad Street
Cookeville, Tennessee 38501

Dear Jim:

The hospital Board of Trustees approved the purchase of a piece of property located at 529 North Hickory in the amount of \$135,000.00 from Anne Barker. There is a total of 15,000 square feet which makes this price \$9.00 per foot. The proposed purchase is located on the attached map in the highlighted area. Please add this to the August 5, 2004, City Council Agenda for approval.

If you have any questions, please contact me at any time.

Sincerely,

Paul Korth
Chief Financial Officer

Vice-Mayor Qualls made a motion, seconded by Councilman Davis, to approve the purchase of property at 529 North Hickory as requested. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

**CONSIDER REAPPOINTMENT TO
THE UPPER CUMBERLAND
REGIONAL LIBRARY BOARD**



Putnam County Library System
50 E. Broad Street • Cookeville, TN 38501-3210
Phone: (931) 526-2416 • Fax: (931) 372-8517

July 14, 2004

Cookeville City Council
45 East Broad St.
Cookeville, TN 38501

Dear Councilors:

Connie Albrecht's term as the Cookeville representative to the Upper Cumberland Regional Library Board has expired. The Putnam County Library Board of Trustees respectfully recommends that Mrs. Albrecht be reappointed as the Cookeville representative to the Regional Library Board. Mrs. Albrecht is very interested in libraries and has served on both the local library board and the regional library board. She is very active with the local Putnam County Library Friends and is president of the Friends of the Tennessee Libraries. Please appoint her to a three-year term on the Upper Cumberland Regional Library Board.

Sincerely,

Diane Duncan
Library Director

**COOKEVILLE CITY COUNCIL
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Mayor Womack nominated Mrs. Connie Albrecht, seconded by Councilman Sallee, to be reappointed to the Upper Cumberland Regional Library Board. Councilman Davis moved to cease nominations & approve by acclamation. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

**CONSIDER APPROVAL OF
CONTRACT WITH THE STATE
OF TN FOR INSTALLATION
OF TRAFFIC SIGNAL ON
EAST 10TH STREET AT THE
STATE ROUTE 111 NORTH-
BOUND RAMP**

Councilman Sallee made a motion, seconded by Councilman Davis, to approve the state contract for a traffic signal as submitted. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

**CONSIDER APPROVAL OF
CHANGE ORDER ON WATER
PLANT ROOF REPLACEMENT
PROJECT**

MEMORANDUM

TO: City Council
City Manager

FROM: Ronnie J. Kelly *RJK*
Director

DATE: July 27, 2004

SUBJ: Change Order on Water Plant Roof Replacement Project

During the next City Council meeting I will be presenting a Change Order to the current Water Treatment Plant Roof Replacement Project.

During the current roof replacement project at our Water Treatment Plant we requested that the contractor look at a roof problem that we were experiencing at our water intake structure, which is located on the lake. We replaced the roof on one of our chemical buildings in 2003. The roof on the intake structure was put on at the same time that the replaced chemical building roof was originally installed. After discussions with the architect's office and the contractor we believe that we should go ahead and replace the intake roof now before it deteriorates to the point of causing additional expense to repair at a latter date.

This change order would add \$9,260 to the original base bid of \$77,333. This would bring the total contract price up to \$86,593, if approved.

If you have any questions please feel free to give me a call.

**COOKEVILLE CITY COUNCIL
MINUTES
AUGUST 5, 2004**

Councilman Sallee made a motion, seconded by Councilman Shelton, to approve the change order on the Water Plant Roof Replacement as submitted. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

**CONSIDER APPROVAL OF
QUOTE FOR LABORATORY
TESTING SERVICES**

Councilman Davis made a motion, seconded by Vice-Mayor Qualls, to approve the laboratory testing services through Environmental Science Corporation of Mt. Juliet, TN, based on best pricing. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

**CONSIDER AWARDING BID FOR
BUFFALO VALLEY ROAD
SEWER – WATER QUALITY
CONTROL DEPARTMENT**

CITY OF COOKEVILLE
DEPARTMENT OF WATER QUALITY CONTROL
BUFFALO VALLEY ROAD SEWER

DATE OF BID OPENING 27-Jul-04 TIME: 2:00 P.M.
BIDS OPENED BY CAREY VAUGHN
BIDS WITNESS BY BARRY TURNER

BIDDERS	TOTAL BID				
DANSON CONST	\$884,483.00				
ELK MT CONST CO	\$862,142.00				
H2O CONST CO	DNB				
HIGHWAYS INC	\$991,757.00				
HORST BROTHERS CONST	DNB				
J & H CONST CO	\$595,695.00				
J & S CONST CO	\$1,155,696.00				
MAYSE CONST CO	\$1,135,093.25				
MIDSOUTH UNDERGROUND UTIL	DNB				
PARRIS CONST	\$993,874.00				

(DNB-DID NOT BID)

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM - J & H CONST CO
BE AWARDED FOR THE FOLLOWING REASON: LOW BID MEETING SPECIFICATIONS


RECOMMENDED:
DEPARTMENT HEAD


APPROVAL:
CITY MANAGER


BUDGET AVAILABILITY:
FINANCE DIRECTOR

**COOKEVILLE CITY COUNCIL
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Vice-Mayor Qualls made a motion, seconded by Councilman Shelton, to award the vehicle servicing bid as recommended. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

**CONSIDER AWARDED BID FOR
MAINTENANCE BLDG. @
SOCCER COMPLEX – LEISURE
SERVICES DEPARTMENT**

CITY OF COOKEVILLE
TABULATION SCHEDULE

Post Frame Building for Soccer Complex

DATE OF BID OPENING: Tuesday, July 20, 2004 Time: 11:00 a.m.
BIDS OPENED BY: Rick Woods
BIDS WITNESSED BY: Janice Myers
DEPARTMENT: Leisure Services & Public Facilities

1. American Pride Construction	\$13,863.68				
2. Tennessee Volunteer Builders	\$11,413.00				
3. Allen Contracting	\$12,600.00				
4. Davison Properties/Construction	\$14,500.00				

We, the undersigned, do hereby recommend the bid from Tennessee Volunteer Builders
be awarded for the following reason: Low bid meeting specs


RECOMMENDED: DEPARTMENT HEAD


BUDGET AVAILABILITY: FINANCE DIRECTOR


APPROVAL: CITY MANAGER

Councilman Shelton made a motion, seconded by Councilman Davis, to award the maintenance building bid (re-bid from previous meeting) as recommended. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

HEARING FROM OFFICERS, COUNCILMEN & CITY MANAGER:

**REPORT OF DOWNTOWN
PARKING STUDY**

**COOKEVILLE CITY COUNCIL
MINUTES
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Mr. James Mills, Planning Director, gave a power point presentation of Cookeville Downtown Parking Study as follows: (complete copy with suggested additional analysis filed in City Clerk's Office)



SUB AREA	TOTAL SQUARE FEET	REQUIRED PARKING	PARKING PROVIDED	OVER (UNDER) REQUIRED
Sub Area 1	143,256	478	297	(181)
Sub Area 2	79,691	266	291	25
Sub Area 3	277,166 – 9,146 = 268,020	893	370	(523)
Sub Area 4	74,380 – 3,396 = 70,984	237	315	78
Sub Area 5	218,617 – 85,587 = 133,030	443	391	(52)
Sub Area 6	193,625 – 120,773 = 72,852	243	292	39
Sub Area 7	139,092	464	535	71
Sub Area 8	177,507 – 2,923 = 174,584	582	466	(116)
Sub Area 9	213,616 – 15,324 = 198,292	616	560	(56)
TOTAL	1,516,950 – 237,149 = 1,279,801	4,266	3,518	(748)

**COOKEVILLE CITY COUNCIL
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AUGUST 5, 2004**

HEARING OF CITIZENS AND/OR DELEGATIONS:

Ms. Megan Davis, CityScape Director, advised that she is doing a study with the downtown merchants on parking usage. She also requested the council's support on continuing Broad, 2nd & Cedar Street Improvements to streets/infrastructure.

There being no further business to discuss, Councilman Sallee made a motion, seconded by Vice-Mayor Qualls, to adjourn the meeting at 6:35 p.m. Upon call for a vote, the following voted aye:

Mayor Charles Womack
Vice-Mayor Steve Qualls
Councilman Jean Davis
Councilman Sam Sallee
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

Charles Womack, Mayor

ATTEST:

Cathy McClain, City Clerk