

**COOKEVILLE CITY COUNCIL
REGULAR MEETING
FEBRUARY 3, 2005
6:00 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, February 3, 2005, 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**

Vice-Mayor Qualls made a motion, seconded by Councilman Sallee, to amend the agenda by removing item 9 – consider request for proposals of Bunker Hill Road Improvement Project, and adding item 11 – Cookeville Pedestrian/Bicycle Circulation Task Force Annual Report Presentation. 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
JANUARY 20, 2005**

Councilman Shelton 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:

**CONSIDER ON FIRST READING
ORDINANCE #005-02-03,
AMENDING TITLE 8, CHAPTER
1 & 2 OF THE COOKEVILLE
MUNICIPAL CODE, RELATIVE
TO LIQUOR/BEER**

**COOKEVILLE CITY COUNCIL
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Councilman Sallee made a motion, seconded by Councilman Davis, to approve on first reading Ordinance #O05-02-03, as modified by deleting “comply with the provisions of the City of Cookeville Zoning Code & reinserting “not exceed 24 sq. ft. in size” in Sections 8-105 & 8-220, and deleting Section 8-223 – Special Events Permits. 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 ON FIRST READING
ORDINANCE #O05-01-01,
REZONING A PORTION OF 740
BUFFALO VALLEY ROAD (TAX
MAP #54, PARCEL 86.00) FROM
RS-10 (SINGLE-FAMILY
RESIDENTIAL) TO CR
(REGIONAL COMMERCIAL)**

Councilman Shelton made a motion, seconded by Councilman Sallee, to approve on first reading Ordinance #O05-01-01. 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 ON FIRST READING
ORDINANCE #O05-01-02,
AMENDING THE COOKEVILLE
ZONING CODE TO ALLOW
ADULT DAYCARE AND
CHILDCARE IN THE CR,
REGIONAL COMMERCIAL
ZONE**

Councilman Davis made a motion, seconded by Councilman Shelton, to approve on first reading Ordinance #O05-01-02. 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.

**COOKEVILLE CITY COUNCIL
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**CONSIDER FOR APPROVAL A
SALES CONTRACT FOR THE
NEAL STREET PROPERTY**

Councilman Sallee made a motion, seconded by Mayor Womack, to approve the Neal Street Sales Contract with Mr. Ray Mays for \$22,400.00 earnest money & closing sale no later than April 4, 2005 with a balance due of \$2,217,600.00 for total sale of property. 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 FOR APPROVAL
A REQUEST FOR ADDITIONAL
RIGHT-OF-WAY ON THE
JACKSON STREET PROPERTY
REQUEST SUBMITTED BY
KENNEY PROPERTIES, INC.**



Greensboro Office: (336) 346-3332 • Greensboro Fax: (336) 346-3335 • Raleigh Office: (919) 844-1141 • Raleigh Fax: (919) 844-1270

January 7, 2005

Jim Shipley
VIA FACSIMILE
931-526-4897

Re: Land Purchase for Eagles Landing Entrance

Dear Mr. Shipley,

As per our earlier call, our company Eagles Landing Ventures LLC, would like to purchase an additional strip of land next to the land we traded for with the city early last fall.

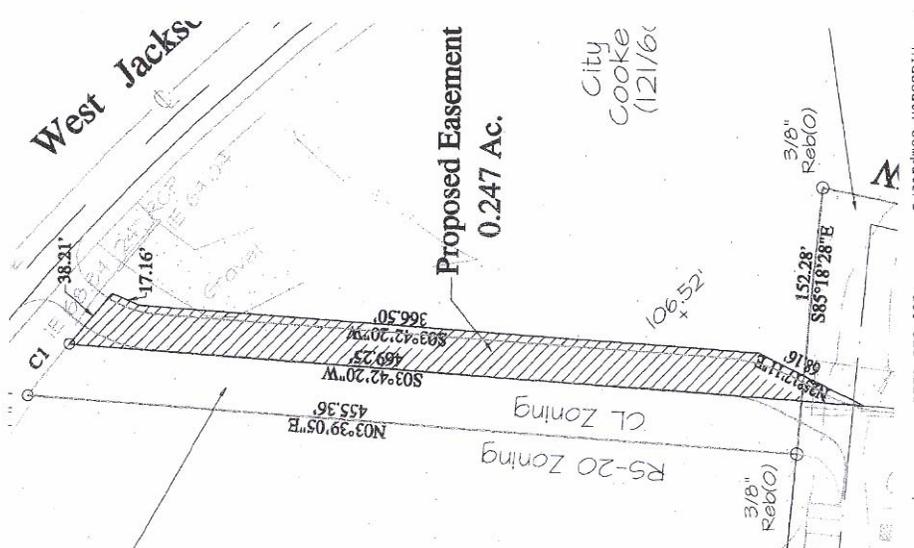
This additional land is needed due to the grade change and corresponding slope requirements on site for our entrance road from Jackson Street. We plan to begin grading the entire site very soon.

Our request is for .247 acres as shown on the drawing by Clinton Engineering, and we agree to pay the appraised value as per the city appraiser.

We appreciate very much the willingness of you, the mayor, and the city council to consider this matter.

Regards,

Stephen F. Kenney
Stephen F. Kenney



**COOKEVILLE CITY COUNCIL
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Councilman Shelton made a motion, seconded by Councilman Sallee, to declare surplus & approve the sale of .247 acres on Jackson Street to Eagles Landing Ventures, LLC in the amount of \$10,490.34 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 APPROVAL OF
CHANGE ORDER ON
BUFFALO VALLEY
ROAD SEWER PROJECT**

MEMORANDUM

TO: City Manager
City Council

FROM: Ronnie J. Kelly, Director

RJK

DATE: January 28, 2005

SUBJ: Change Order – Buffalo Valley Road Sewer Project

In July of 2004 the City Council approved a contract to install sanitary lines in the Buffalo Valley/CC Camp Road area. The contract was bid and approved for \$595,695. During the project several items were re-engineered resulting in a savings of \$47,746.

Our department has been approached in the past about providing gravity sanitary sewer service to the Animal Shelter. The Animal Shelter is in the planning process of an expansion and has requested that we look at the sanitary sewer issue again. Up until recently we did not have a gravity sanitary sewer line available, which could serve the Shelter. When the Cane Creek Sewer Project was completed a gravity sewer line was installed under Jackson Street approximately 950 feet away from the Shelter.

We have approached the Contractor, J&H Construction, and they have agreed to install the sanitary sewer line at the current contract prices. The estimated cost for the installation is \$31,799 using the unit prices set out in the original contract. The contractor has stated that he could install the line during the month of February, which is still within the original contract completion time frame.

It is my recommendation that the Council authorize a change order for this project. If you have any questions concerning this matter please feel free to give me a call.

Councilman Sallee made a motion, seconded by Councilman Davis, to approve the change order on the Buffalo Valley Road Sewer Project 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
VEHICLE DIAGNOSTIC
EQUIPMENT – PUBLIC WORKS
DEPARTMENT**

**COOKEVILLE CITY COUNCIL
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CITY OF COOKEVILLE, TENNESSEE
BID TABULATION RECORD
NEW VEHICLE DIAGNOSTIC EQUIPMENT

DEPARTMENT: PUBLIC WORKS
BID DATE: FEBRUARY 2, 2005
BID TIME: 2:00 P.M.

BIDS OPENED BY: WAYNE BANDY
OPENING WITNESSED BY: GREG BROWN

BIDDERS	BID PRICE
SNAP-ON INDUSTRIAL	\$8,940.00
AUTOMOTIVE PARTS SUPPLY	\$16,030.00
NAPA AUTO PARTS	\$6,436.00
WOODARD	\$21,591.10

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM SNAP-ON INDUSTRIAL BE
AWARDED FOR THE FOLLOWING REASON: LOWEST BIDDER MEETING SPECS

 RECOMMENDED: DEPT. DIRECTOR

 BUDGET AVAILABILITY: FINANCE DIRECTOR

 APPROVAL: CITY MANAGER

Vice-Mayor Qualls made a motion, seconded by Councilman Sallee, to award the vehicle diagnostic equipment 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
ROOFING STATION #2 - FIRE
DEPARTMENT**

CITY OF COOKEVILLE
BID TABULATION SCHEDULE
ROOFING OF COOKEVILLE FIRE STATION #2

DATE OF BID OPENING: 01/24/05 TIME: 2:00 P.M.
BIDS OPENED BY: Gene Schmid
BIDS WITNESSED BY: April Howard
DEPARTMENT: Fire

BIDDERS	AMOUNT
Two Rivers Roofing	\$9,985.00
A Cut Above Custom Roofing	No Bid
AAA Roofing and Guttering	No Bid
American Side Service	No Bid
Bowman Roofing	No Bid
Harkins Roofing	No Bid
Porter Roofing Contractors	No Bid
J & W Roofing & Siding Co.	No Bid
Mathis Roofing	No Bid

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM TWO RIVERS ROOFING BE AWARDED
FOR THE FOLLOWING REASON: ONLY BID RECEIVED

 RECOMMENDED: DEPARTMENT HEAD

 BUDGET AVAILABILITY: FINANCE DIRECTOR

 APPROVAL: CITY MANAGER

Vice-Mayor Qualls made a motion, seconded by Councilman Shelton, to award the roofing bid (North Sub) 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.

**COOKEVILLE CITY COUNCIL
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**CONSIDER AWARDED BIDS FOR
TRANSFORMERS - ELECTRIC
DEPARTMENT**

CITY OF COOKEVILLE
ELECTRIC DEPT.
BID TABULATION SCHEDULE
BID NOTICE # 05010701

DATE OF BID OPENING: 1/19/2005 TIME: 2:30 PM CST
 BIDS OPENED BY: Glenn Greenwood
 BIDS WITNESSED BY: Brian Bohannon
 DEPARTMENT: Electric

BIDDERS	QTY	25 Kva Conv. Transformer		112.5 Kva Pad. Transformer	
		15	evaluated cost	2	evaluated cost
Tennessee Valley Electric Supply		\$ 592.50 \$ 8,887.50	\$ 1,148.37	\$ 4,291.50 \$ 8,583.00	\$ 7,181.61
Deco		\$ 587.00 \$ 8,605.00	\$ 1,101.51	\$ 3,761.00 \$ 7,522.00	\$ 6,395.45
Power Supply		\$ 858.00 \$ 9,870.00	\$ 1,181.90	\$ 3,703.00 \$ 7,406.00	\$ 6,408.98
Stuart Irby		\$ 574.49 \$ 8,617.35	\$ 1,127.34	\$ 4,073.51 \$ 8,147.02	\$ 6,914.05
Wesco		\$ 717.00 \$ 10,755.00	\$ 1,268.64	\$ 5,189.00 \$ 10,378.00	\$ 7,810.99
Hughes Supply (Central Maloney)		\$ 692.00 \$ 10,380.00	\$ 1,217.01	\$ 6,290.00 \$ 12,580.00	\$ 9,280.90
Hughes Supply (Pauwels)		No Bid	No Bid	\$ 3,829.00 \$ 7,858.00	\$ 6,473.64

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Deco
 BE AWARDED FOR THE FOLLOWING REASON: low evaluated bid meeting specs.
 RECOMMENDED: DEPT. HEAD 
 APPROVAL: CITY MANAGER 

CITY OF COOKEVILLE
ELECTRIC DEPT.
BID TABULATION SCHEDULE
BID NOTICE # 05010501

DATE OF BID OPENING: 1/19/2005 TIME: 2:00 PM CST
 BIDS OPENED BY: Glenn Greenwood
 BIDS WITNESSED BY: Brian Bohannon
 DEPARTMENT: Electric

BIDDERS	QTY	75 Kva Pad. Transformer	
		1	evaluated cost
Power Supply		\$ 3,577.00	\$ 5,556.58
Hughes Supply (Pauwels)		\$ 3,486.00	\$ 5,544.66
Hughes Supply (Central Maloney)		\$ 5,902.00	\$ 8,303.61
Deco		\$ 3,421.00	\$ 5,492.92

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Deco
 BE AWARDED FOR THE FOLLOWING REASON: low evaluated bid meeting specs.
 RECOMMENDED: DEPT. HEAD 
 APPROVAL: CITY MANAGER 

Councilman Sallee made a motion, seconded by Councilman Davis, to award the transformer bids 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.

**COOKEVILLE CITY COUNCIL
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**COOKEVILLE PEDESTRIAN
/BICYCLE CIRCULATION
TASK FORCE ANNUAL
REPORT PRESENTATION**

Mr. Keith Lilly, Chairman of the Task Force, submitted a report regarding the implementation of the Twenty-Year Circulation Plan of the Cookeville Pedestrian and Bicycle Circulation Task Force. He announced the present Circulation Task Force Members as follows: Keith Lilly, Sam Glasgow, Barbara Reynolds, Michael Boyd, Randy Kiefer, Susan Ford, Reed Norwood, Mike Surgenor, Gabriel Gaitan, Eric Koger and Becky Magura.

HEARING OF CITIZENS AND/OR DELEGATIONS:

Mayor Womack proudly announced the Cookeville Fire Department recently presented their Five-Year Strategic Plan & in the process of receiving accreditation. Mayor Womack said he thinks our Fire Department is the best in the State of Tennessee.

There being no further business to discuss, Councilman Davis made a motion, seconded by Vice-Mayor Qualls, to adjourn the meeting at 6:46 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