

**COOKEVILLE CITY COUNCIL  
REGULAR MEETING  
MARCH 17, 2005  
6:00 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, March 17, 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**

Councilman Sallee made a motion, seconded by Councilman Shelton, to amend the agenda by withdrawing item 9a – consider awarding bid for cleaning services at city hall; adding item 2b - recognize Specialist Abe T. Smith; adding item 9 – consider approval of emergency repair at Water Plant; and adding item 10b – consider awarding bids for South Jefferson Avenue & Bunker Hill Road signalization - mast arms, poles, controllers & signals. 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.

**RECOGNIZE VOLUNTEER  
OF THE MONTH**

***PROCLAMATION***

*Whereas:* Ms. Rhonda Wright, is being honored as March's "Volunteer of the Month" for her community service and volunteer spirit; and

*Whereas:* as President of the Upper Cumberland Chapter of the National Wild Turkey Federation she has led this wildlife conservation group through numerous successful endeavors; and

*Whereas:* Ms. Wright is a member of the Board of Directors and Development committee for Putnam County Habitat for Humanity and is very active in this organization; and

*Whereas:* Rhonda also donates her time to the Upper Cumberland Child Advocacy Center, is currently serving as Vice-President of the Cookeville Evening Lions Club and volunteers for the Upper Cumberland Tourism Association.

*Now, therefore,* I, Dr. Charles Womack, Mayor of the City of Cookeville, do hereby proclaim a sense of profound appreciation to Rhonda Wright for her volunteerism and service to this community and commend Ms. Wright as Cookeville's Volunteer of the Month.

This 17<sup>th</sup> day of March, 2005.

**COOKEVILLE CITY COUNCIL  
MINUTES  
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**RECOGNIZE SPECIALIST  
ABE T. SMITH**

Mayor Womack presented a Certificate of Appreciation/Key to the City to Specialist Abe T. Smith for his duty to our Country (returned from Iraq).

**OLD BUSINESS:**

**CONSIDER APPROVAL OF MINUTES  
OF COUNCIL MEETING HELD ON  
MARCH 3, 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 Vice-Mayor Qualls. 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 ON SECOND AND FINAL  
READING ORDINANCE #005-02-03,  
AMENDING TITLE 8, CHAPTER  
1 & 2 OF THE COOKEVILLE  
MUNICIPAL CODE, RELATIVE  
TO LIQUOR/BEER**

Councilman Sallee made a motion, seconded by Councilman Davis, to approve on second and final reading Ordinance #005-02-03. 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 RESOLUTION EXTENDING  
TERMS OF EXECUTIVE OFFICERS OF  
THE UPPER CUMBERLAND REGIONAL  
AIRPORT**

**COOKEVILLE CITY COUNCIL  
MINUTES  
MARCH 17, 2005**

**RESOLUTION**

Upper Cumberland Regional Airport Board

WHEREAS, it is important that members of the Upper Cumberland Regional Airport Board have a good understanding of the operation of the Airport and rules and regulations governing its operation to be a knowledgeable and productive Board member, and;

WHEREAS, the Chief Executive Officers representing the cities and counties currently serve one-year terms, and;

WHEREAS, the Board believes that the terms for the Chief Executive Officers should be extended in order for the Chief Executive Officer to have more time to understand and gain a good working knowledge of the Upper Cumberland Regional Airport.

THEREFORE, the Upper Cumberland Regional Airport Board recommends that the Cities of Sparta and Cookeville and the Counties of White and Putnam approve the following amendment to the Interlocal Cooperation Agreement dated April 2, 1993:

Proposed Amendment to the UCRA Interlocal Cooperation Agreement

This Amendment to the Interlocal Cooperation Agreement is entered into the \_\_\_\_ day of \_\_\_\_\_, 2005, by and between the City of Sparta, Tennessee, White County, Tennessee, the City of Cookeville, Tennessee and Putnam County, Tennessee. This Amendment amends the original Interlocal Cooperation Agreement dated April 2, 1993 between the parties hereto.

WITNESSETH:

WHEREAS, the parties to the Interlocal Cooperation Agreement agree that the terms for the Chief Executive Officers of the four entities should be extended to allow more time for the Chief Executive Officer to gain a better understanding and working knowledge of the operation of the Upper Cumberland Regional Airport and the Airport Board.

NOW, THEREFORE, the parties hereby agree to amend the Interlocal Cooperation Agreement as follows:

I. By deleting Section 5, UPPER CUMBERLAND REGIONAL AIRPORT BOARD in its entirety and inserting the following:

5. UPPER CUMBERLAND REGIONAL AIRPORT BOARD. It is agreed that the Upper Cumberland Regional Airport will be operated by a Board appointed by the parties hereto. The Board will be known as the Upper Cumberland Regional Airport Board, hereinafter referred to as the "Airport Board." Except as otherwise provided in this Agreement, the Airport Board will have six (6) members. The governing body of each participating governmental entity will appoint one (1) member. The fifth and sixth members of the Airport Board will be chief executive officers of the participating governmental entities, who will serve, in rotation, for two-year, overlapping terms. The initial rotation of the chief executive officers will be as follows:

- The County Executive of White County (2005 – 2007)
- The Mayor of the City of Cookeville (2006 – 2008)
- The Mayor of the City of Sparta (2007 – 2009)
- The County Executive of Putnam County (2004 – 2006)

Appointments. All appointed members shall be appointed for a term of three (3) years. Members may be appointed to succeed themselves, but no member shall be appointed for more than two (2) consecutive full terms. Vacancies shall be filled for the unexpired term of the vacating member by the appropriate governing body.

Officers. The Airport Board will elect a Chairman, Vice-Chairman, and a Secretary-Treasurer from the membership of the Board. Board officers will serve for a one (1) year term and may succeed themselves.

Meetings. The Airport Board will establish the time, date and place of its regular meetings. Regular meetings will be held at least quarterly. Special meetings will be held at the call of the Chairman or upon written notice by a majority of the Board members. All meetings will be open to the public as required by the open meetings laws. The minutes of each meeting will be written and open for public inspection during normal business hours. A copy of said

minutes shall also be forwarded to the chief executive officer of each governmental entity within ten (10) days.

Quorum and Voting. A majority of the Airport Board will constitute a quorum for the purpose of conducting business. Action may be taken by the Airport Board upon a majority vote of the total Board membership and not simply by a majority of the Board members present at the meeting. The Airport Board will adopt rules of procedure for its own operation and may amend such rules and procedure as deemed appropriate or necessary by the Board.

Compensation. The members of the Airport Board will serve without compensation except that the members will be compensated for necessary expenses, including travel expenses, incurred by them in the discharge of their duties.

II. This Amendment shall take effect after its terms have been approved by the governing bodies of all participating governmental entities which are a party hereto.

IN WITNESS WHEREOF the City of Sparta, Tennessee, White County, Tennessee, the City of Cookeville, Tennessee and Putnam County, Tennessee have caused their duly authorized representatives to execute and deliver this Amendment on the \_\_\_\_ day of \_\_\_\_\_, 2005.

	THE CITY OF SPARTA, TENNESSEE
Attest: _____	By: _____
Title: _____	Its: _____
	WHITE COUNTY, TENNESSEE
Attest: _____	By: _____
Title: _____	Its: _____
	THE CITY OF COOKEVILLE, TENNESSEE
Attest: _____	By: _____
Title: _____	Its: _____
	PUTNAM COUNTY, TENNESSEE
Attest: _____	By: _____
Title: _____	Its: _____

This Resolution was passed and approved by the Upper Cumberland Regional Airport Board on March 7, 2005.

  
Allen Ray, Secretary

Councilman Davis made a motion, seconded by Councilman Sallee, to adopt the Upper Cumberland Regional Airport Board Resolution 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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**SET A DATE FOR A PUBLIC  
HEARING ON ORDINANCE  
#005-03-04, AMENDING THE  
OFFICIAL STREET MAP**

Mayor Womack set the date for April 21, 2005, at 6:00 p.m.

**CONSIDER APPROVAL OF  
CONDEMNATION OF  
PROPERTY AT 519 NORTH  
WHITNEY**

Mr. Jim Shipley, City Manager, explained that on 2-17-05 the Council approved acquiring the property at 519 North Whitney for CRMC, but due to a conflict of interest (owner's wife is employee at CRMC) a friendly condemnation is recommended.

Vice-Mayor Qualls made a motion, seconded by Councilman Davis, to approve the condemnation of property at 519 North Whitney. 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  
REVISED AGREEMENT  
WITH MP COMPONENTS  
TO LOCATE IN THE LEMON-  
FARRIS INDUSTRIAL  
PARK**

MP Components  
LETTER OF AGREEMENT  
March 15, 2005

Mr. John D. Schlatter  
Mr. Joe Schlatter  
MP Components  
25 Leonard NW  
Grand Rapids, MI 49503

Dear John and Joe,

This letter confirms our agreement between the City of Cookeville ("City"), Putnam County ("County"), and MP Components ("Company"), a Limited Liability Company the Schlatters will organize, in locating a company in Cookeville, Tennessee.

(1) The City of Cookeville's ("City") commitment will include the following:

- (a) The City of Cookeville will sell the Company six (6.8) acres, more or less, of land in the Lemon Farris Industrial Park for one-dollar. If the property is sold during the first three (3) years, the company will reimburse the city for the agreed price of \$108,800, less one-fifth of said price for each year of operation of the company, less \$9,688.00 for each year of operation by the company, which is equal to one annual installment of interest that the city had previously agreed to pay on behalf of the company, but is no longer required under this agreement, as follows:
- |        |   |
|--------|---|
| Year 1 | \$108,800 - \$21,760 - \$9,688 = \$77,352 |
| Year 2 | \$ 87,040 - \$21,760 - \$9,688 = \$45,904 |
| Year 3 | \$ 65,282 - \$21,760 - \$9,688 = \$14,456 |

The obligation of the company to pay the forgoing shall survive the execution and delivery of the deed contemplated hereunder. The company agrees to execute such documents as the City reasonably may require to evidence the payment obligation.

(b) The City shall build the access road to the property and ensure that the essential utilities are to the property.

(2) The Company's commitment will include the following

- (a) MP Components, or their assigns, will cause to be built a ten thousand (10,000) square foot metal building on said site. This building shall have twenty (20) foot ceiling height, six (6) inch reinforced concrete floor, plumbing will be stubbed-up for two bathrooms and one sink in the reception area, sufficient insulation to be deemed "energy efficient," HVAC system, and a normal and reasonable number of doors and windows.

**COOKEVILLE CITY COUNCIL  
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(b) MP Components, or their assigns, shall own the building, and will pay real property taxes to the City and County on the land and building beginning in 2006.

(c) The Company shall move three (3) or four (4) families to Cookeville from Grand Rapids, Michigan to form the core management team and production/trainers for said operation.

(d) The Company shall employ ten (10) people within six (6) months and fifty (50) people within five (5) years.

(e) The Company shall pay any architect and/or engineering fees that may be incurred in the building construction phase of the project.

(3) The County's commitment will include the following

(a) The County shall pay to the City an amount equal to the interest payments that would have been paid under the agreement executed on October 7, 2004, either a lump sum up-front present value amount of \$40,534, or 5 annual payments of \$9,688, totaling \$48,440.

(b) In the event that the company sells the property and the city is reimbursed under provisions of Section (1) (a) of this agreement, the county will receive 37.25 % (\$40,534/\$108,800) of the proceeds received by the city.

Vice-Mayor Qualls made a motion, seconded by Councilman Davis, to approve the revised agreement with MP Components 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  
EMERGENCY REPAIR AT  
WATER PLANT**

**MEMORANDUM**

**TO:** City Manager  
City Council

**FROM:** Ronnie J. Kelly, Director *RJK*

**DATE:** March 16, 2005

**SUBJ:** Emergency Repairs – Water Plant

A transformer recently failed at our Water Treatment Plant. This transformer was associated with our finished water pump number 3. This is one of two high service pumps at the Water Plant. We also have two smaller pumps located at this site. Under normal operations one of the large and one of the small pumps are used.

If the other high service pump had gone down during this period we would not have been able to keep up with our water demand. This made it imperative that the damaged transformer be repaired immediately. The cost to repair the transformer totaled \$9,175.25, with \$8,125.25 of that cost attributed to materials and shipping.

The repairs have been completed and the bills submitted for payment. I will be presenting the requests for payment during the next City Council meeting.

If you have any questions concerning this matter please give me a call.



**COOKEVILLE CITY COUNCIL  
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CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 05022402

DATE OF BID OPENING: 3/9/2005 TIME: 2:15 PM CST  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Brian Bohannon  
 DEPARTMENT: Electric

BIDDERS	QTY	Padmount Switchgear							
Wesco		\$ 9,990.00							
Hughes Supply		\$ 10,310.00							

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

CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 05022403

DATE OF BID OPENING: 3/9/2005 TIME: 2:30 PM CST  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Brian Bohannon  
 DEPARTMENT: Electric

BIDDERS	QTY	4/0 Copper Primary Cable 7500'							
Stuart Irby		\$3.65/ft \$ 27,375.00							
Hughes Supply		\$4.52/ft \$ 33,910.00							
Wesco		\$4.80/ft \$ 36,000.00							

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Stuart Irby  
 BE AWARDED FOR THE FOLLOWING REASON: low bid meeting specs.  
 RECOMMENDED: DEPT. HEAD [Signature] APPROVAL: CITY MANAGER [Signature]

Councilman Shelton made a motion, seconded by Councilman Sallee, to award the Electric Department 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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**CONSIDER AWARDING BIDS FOR  
SOUTH JEFFERSON AVENUE &  
BUNKER HILL ROAD  
SIGNALIZATION – MAST ARMS,  
POLES, CONTROLLERS &  
SIGNALS – PUBLIC WORKS  
DEPARTMENT**

CITY OF COOKEVILLE, TENNESSEE  
BID TABULATION RECORD

**SOUTH JEFFERSON & BUNKER HILL ROAD SIGNALIZATION  
MAST ARMS AND POLES**

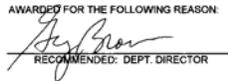
DEPARTMENT: PUBLIC WORKS  
BID DATE: FAXED BIDS: FEBRUARY 11, 2005  
BID TIME: NA

BIDS RECEIVED BY: TOMMY WINNINGHAM  
BIDS REVIEWED BY: GREG BROWN

SINGLE MAST ARM AND POLES, PAINTED BLACK

BIDDERS	(2) 45' POLES	(1) 50' POLE	(1) 55' POLE	TOTAL BID
STANSELL ELECTRIC CO.	\$7,070.00	\$4,200.00	\$4,600.00	\$15,870.00
SOUTHERN LIGHTING & TRAFFIC SYSTEMS	\$7,980.00	\$4,150.00	\$4,350.00	\$16,480.00

WE THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM STANSELL ELECTRIC CO., INC. BE  
AWARDED FOR THE FOLLOWING REASON: LOW BIDDER

 RECOMMENDED: DEPT. DIRECTOR  
 APPROVAL: CITY MANAGER  
 BUDGET AVAILABILITY: FINANCE DIRECTOR

CITY OF COOKEVILLE, TENNESSEE  
BID TABULATION RECORD

**SOUTH JEFFERSON & BUNKER HILL ROAD SIGNALIZATION  
CONTROLLERS AND SIGNALS**

DEPARTMENT: PUBLIC WORKS  
BID DATE: FAXED BIDS: FEBRUARY 11, 2005  
BID TIME: NA

BIDS RECEIVED BY: TOMMY WINNINGHAM  
BIDS REVIEWED BY: GREG BROWN

BIDDERS	SIGNALS AND CONTROLLERS
TEMPLE, INC.	\$18,396.00

WE THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM TEMPLE, INC. BE  
AWARDED FOR THE FOLLOWING REASON: SOLE SOURCE

 RECOMMENDED: DEPT. DIRECTOR  
 APPROVAL: CITY MANAGER  
 BUDGET AVAILABILITY: FINANCE DIRECTOR

Councilman Sallee made a motion, seconded by Councilman Shelton, to award the Public Works Department 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.

**HEARING OF CITIZENS AND/OR DELEGATIONS:**

Ms. Megan Davis, Director of CityScape, announced the following events: fundraiser to create a Children's Museum on April 9<sup>th</sup> at Dogwood Park; Railroad Rendezvous on May 7<sup>th</sup>; Taste of the Town on May 21<sup>st</sup>; and Southern Railways Excursion on June 18<sup>th</sup>.

**COOKEVILLE CITY COUNCIL  
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Mayor Womack announced today was the grand opening of the new Police Substation on South Jefferson Avenue (old Chamber of Commerce bldg.).

There being no further business to discuss, Councilman Davis made a motion, seconded by Vice-Mayor Qualls, to adjourn the meeting at 6:32 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.

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Charles Womack, Mayor

ATTEST:

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Cathy McClain, City Clerk