

**COOKEVILLE CITY COUNCIL  
REGULAR MEETING  
JULY 20, 2006  
6:00 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, July 20, 2006, 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 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 6, 2006**

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 Sallee. 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  
#006-07-17, PROVIDING  
A TAX LEVY FOR THE  
2006-2007 FISCAL YEAR**

**COOKEVILLE CITY COUNCIL  
MINUTES  
JULY 20, 2006**

Mike Davidson, Finance Director, gave an overview of Ordinance #O06-07-17.

Vice-Mayor Qualls made a motion, seconded by Councilman Davis, to approve on first reading Ordinance #O06-07-17. 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  
#O06-07-18, AUTHORIZING  
APPROPRIATIONS FOR  
FINANCIAL AID TO PUBLIC  
SERVICE, NON-PROFIT, AND  
CHARITABLE ORGANIZATIONS  
FOR THE 2006-2007 FISCAL  
YEAR**

Mike Davidson, Finance Director, gave an overview of Ordinance #O06-07-18.

Councilman Shelton made a motion, seconded by Councilman Davis, to approve on first reading Ordinance #O06-07-18. 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  
#O06-07-19, MAKING  
APPROPRIATIONS FOR  
THE VARIOUS FUNDS,  
DEPARTMENTS, AND  
AGENCIES OF THE CITY  
OF COOKEVILLE, TN  
FOR THE 2006-2007  
FISCAL YEAR**

Mike Davidson, Finance Director, gave an overview of Ordinance #O06-07-19.

**COOKEVILLE CITY COUNCIL  
MINUTES  
JULY 20, 2006**

Councilman Davis made a motion, seconded by Councilman Shelton, to approve on first reading Ordinance #O06-07-19. 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  
INTERLOCAL AGREEMENT  
TO PURCHASE LAND AND  
DEVELOP A MIXED-USE  
BUSINESS PARK IN  
PUTNAM COUNTY**

**AGREEMENT TO PURCHASE LAND AND  
DEVELOP A MIXED-USE BUSINESS PARK  
IN PUTNAM COUNTY**

**Whereas**, officials of Putnam County and the City of Cookeville share a responsibility to their constituents to make decisions that will promote economic growth and create jobs for the residents of the county and city; and

**Whereas**, it is clear that economic development and job creation is a priority of the people in Putnam County, the City of Cookeville and the Upper Cumberland Region, as well, because over \$2 million dollars have been committed to the "Highland's Initiative" by private individuals, businesses and governmental units to market the region and enhance economic growth; and

**Whereas**, officials of Putnam County and the City of Cookeville desire to make an investment in the economic future of the area by purchasing and developing a mixed-use business park to promote job creation; and

**Whereas**, Putnam County and the City of Cookeville agree to the following:

1. Land, identified in Attachment A, totaling 252.8 acres will be purchased and jointly held by Putnam County and the City of Cookeville. Any and all cost associated with the purchase of the land will be shared equally. The County Executive and City Manager, together, will be authorized to purchase up to an additional 150 acres of additional property from any tracts of land that border the property identified in Attachment A as they become available provided that the total cost of all land acquired does not exceed \$5 million.
2. Putnam County will provide financing for the land purchase in an amount not to exceed \$5 million. The City of Cookeville will pay Putnam County \$500,000 on the date of purchase of the subject property with the remainder to be paid back to Putnam County in equal annual level debt service installments at an interest rate of 5% for their portion of the debt. Payments will be set at a minimum of \$200,000 per year and will be due by April 1 of each year with the first payment due on April 1, 2007.

Should the City of Cookeville fail to make payment at any time during this agreement within 10 days of the date due, the City of Cookeville authorizes the Putnam County Trustee to deduct any payment due the county from the City of Cookeville's sales tax collections.

3. The City of Cookeville will be responsible for application of grant funding to provide the necessary infrastructure through the property including but not limited to a three lane road, water, sewer, and electricity for the infrastructure to the property. Grant applications will include but not be limited to SIA, EDA, Fast Trac and ARC grants.

Any grants awarded for the project will be administered by the City of Cookeville. Any matching cost associated with the grant will be shared equally by Putnam County and the City of Cookeville.

4. If after a period of five years grant funding for the infrastructure has not been obtained or is not sufficient to provide the necessary infrastructure listed above, Putnam County and the City of Cookeville will provide funds in an amount not to exceed \$5 million to extend infrastructure through the property. Any and all cost associated with the infrastructure will be shared equally between Putnam County and the City of Cookeville.
5. Putnam County and the City of Cookeville will enlist the Tennessee Valley Authority to develop a land use plan to facilitate the maximum use of the property. The land use plan will be mutually agreed upon by both governments.
6. Putnam County and the City of Cookeville will develop guidelines and restrictions for the use of the property to be mutually agreed upon by both governments.
7. This agreement shall serve as a legally binding contract between Putnam County and the City of Cookeville.

**Therefore**, in consideration of the above, Putnam County and the City of Cookeville have caused their duly authorized representatives to execute this agreement on this the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

**COOKEVILLE CITY COUNCIL  
MINUTES  
JULY 20, 2006**

Vice-Mayor Qualls made a motion, seconded by Councilman Shelton, to approve the Interlocal Agreement for a Mixed-Use Business Park.

Councilman Sallee made a motion, seconded by Councilman Shelton, to amend the agreement to include in #3 – Broadband Telecommunications. Upon call for a vote on the amended agreement, 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 to amend carried.

Councilman Shelton made a motion, seconded by Vice-Mayor Qualls, to amend the motion to include authorizing the City Manager to purchase land for the Mixed-Use Business Park. 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 to amend carried.

Upon call for a vote on the agreement & motion as amended, 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 amended motion carried.

**CONSIDER REAPPOINTMENT  
TO THE ENVIRONMENTAL  
APPEALS BOARD**

**MEMORANDUM**

**TO:** Cathy McClain  
**FROM:** Greg Brown   
**DATE:** July 13, 2006  
**SUBJ:** July 20, 2006 City Council Agenda Item

Consider reappointment of Jerry Gaw to the Environmental Appeals Board for a five year term.

**COOKEVILLE CITY COUNCIL  
MINUTES  
JULY 20, 2006**

Councilman Shelton made a motion, seconded by Councilman Davis, to reappoint Mr. Jerry Gaw to the Environmental Appeals Board for a five (5) year term. 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  
ANNUAL VEHICLE SERVICING –  
ALL DEPARTMENTS**

CITY OF COOKEVILLE  
BID TABULATION SCHEDULE  
VEHICLE SERVICING (1 YEAR)

DATE OF BID OPENING: JULY 19, 2006 TIME: 10:00 A.M.  
BIDS OPENED BY: BRENDA IMEL, ASST. FIN. DIR.  
BIDS WITNESSED BY: CATHY MCCLAIN, CITY CLERK  
DEPARTMENT: ALL

BIDDERS	6 QUARTS OIL & 1 FILTER						
XPRESS LUBE	\$14.95	**					
CLASS A AUTO CENTER II	\$15.89						

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM XPRESS LUBE BE AWARDED FOR THE FOLLOWING REASON: LOW BIDDER

N/A  
RECOMMENDED: DEPT. HEAD

  
APPROVAL: CITY MANAGER

  
BUDGET AVAILABILITY: FINANCE DIRECTOR

Vice-Mayor Qualls made a motion, seconded by Councilman Sallee, to award the Annual 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  
LAPTOP COMPUTERS – POLICE  
DEPARTMENT**





**COOKEVILLE CITY COUNCIL  
MINUTES  
JULY 20, 2006**

Councilman Sallee made a motion, seconded by Vice-Mayor Qualls, to award the Sanitary Sewer Relocation (Phoenix USA) 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 AWARDING BID FOR  
REPAINTING PILOT KNOB  
WATER STORAGE TANK –  
WATER QUALITY CONTROL  
DEPARTMENT**

CITY OF COOKEVILLE  
DEPARTMENT OF WATER QUALITY CONTROL  
REPAINT PILOT KNOB (5MG) GROUND LEVEL WATER STORAGE TANK

DATE OF BID OPENING: 13-Jul-06  
BIDS OPENED BY: DUDNEY FOX-Consolidated Technologies, Inc.  
BIDS WITNESS BY: BARRY K TURNER  
TIME: 2:00 P.M.

BIDDERS	TOTAL BID				
CALDWELL TANKS, INC.	\$472,000.00				
CLASSIC PROTECTIVE COATINGS	\$568,508.00				
INDUSTRIAL PAINTING LTD., INC.	\$733,000.00				
K & N PAINTING CO., INC.	\$599,800.00				
METROPLEX SERVICES	\$558,138.00				
UTILITY SERVICE CO., INC.	\$538,000.00				

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM - CALDWELL TANKS, INC. -  
BE AWARDED FOR THE FOLLOWING REASON: LOW BID MEETING SPECIFICATIONS

*Barry K. Turner for Ronnie Kelly*  
RECOMMENDED:  
DEPARTMENT HEAD

*[Signature]*  
APPROVAL:  
CITY MANAGER

*Michael D. [Signature]*  
BUDGET AVAILABILITY:  
FINANCE DIRECTOR

Councilman Shelton made a motion, seconded by Vice-Mayor Qualls, to award the bid for repainting of Pilot Knob Water Storage Tank & change order of \$18,050.00 (disposal cost) for this project 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.

**COOKEVILLE CITY COUNCIL  
MINUTES  
JULY 20, 2006**

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

Mayor Womack thanked Mr. George Halford, Chamber of Commerce President/CEO & Mrs. Kim Blaylock, Putnam County Executive, for their cooperation in joint ventures with the City of Cookeville.

There being no further business to discuss, Councilman Davis made a motion, seconded by Vice-Mayor Qualls, to adjourn the meeting at 7:17 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