

**COOKEVILLE CITY COUNCIL  
REGULAR MEETING  
SEPTEMBER 7, 2006  
6:00 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, September 7, 2006, at 6:00 p.m., in the Municipal Building, 45 East Broad Street. Mayor Sallee gave invocation. Pledge of Allegiance was led by Mayor Sallee. Mayor Sallee then called the meeting to order and asked the Clerk to call the roll. Present and answering roll call were:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

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 Anderson, to approve the agenda as submitted. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**PRESENTATION OF  
PROCLAMATION TO  
MACK BROWN**

*PROCLAMATION*

*Whereas*, Cookeville, Tennessee's own Mack Brown's remarkable record as a head coach has seen success at every level, including the rare accomplishment of building Top Five programs at two different schools and as one of a handful of coaches in the history of college football to pull off that double, Brown's formula is built on rock solid, attacking defense and a pro-style offense combined with a team-first family philosophy and belief of developing talent and leadership within a family atmosphere has established a consistency of success matched by few; and

*Whereas*, establishing stability has been a trademark of Brown's career, highlighted by his success at North Carolina and Texas during the last 18 seasons and he rebuilt North Carolina after a series of disappointing seasons and turned it into a nationally-elite program, and at Texas, he has taken a Longhorn program that had suffered through six non-winning seasons, including a 4-7 record in 1997, in the 12 years prior to his arrival and led it to the 2005 National Championship...as a result, Brown was tabbed the Bear Bryant National Coach of the Year in 2005; and

*Whereas*, Brown has brought enthusiasm back to the UT program while wowing everyone from recruits to supporters and alumni. His down-home wit and wisdom are clearly energetic, thoughtful, engaging and enthusiastic. That passion has helped the Longhorns sign some of the nations' finest recruiting classes year in and year out, while raising the enthusiasm and support for Texas football to an all-time high; and

*Whereas*, that same passion made Mack Brown an outstanding football player in his youth as a key player on the Putnam County High School football team that won the Tennessee Football State Title in 1967; and

*Whereas*, an enthusiastic supporter of tradition, Brown is just as passionate in his appreciation of high school coaches, a group he treats with the utmost respect and the gregarious coach has engaged the proud Texas high school coaching community where every high school staff is invited to visit UT practices and has rapidly built powerful bonds in that community; and

*Whereas*, in Austin, the Browns continue to be active in community affairs and have been instrumental in the opening of The Rise School of Austin that benefits early childhood education by integrating children who have disabilities with their typically developing peers and recently endorsed a new Texas license plate, which is designed to raise public awareness for child abuse and neglect and the need for CASA volunteers.

*Now, therefore*, I, Ricky Shelton, Councilman of the City of Cookeville, on behalf of the Cookeville City Council, do hereby proclaim a sense of profound appreciation to Cookeville born Mack Brown for bringing such pride to his hometown and recognize and honor Head Coach Mack Brown for his extraordinary success and congratulate our hometown hero for his many accomplishments.

This 12<sup>th</sup> day of August, 2006.

\_\_\_\_\_  
Councilman Ricky Shelton

**COOKEVILLE CITY COUNCIL  
MINUTES  
SEPTEMBER 7, 2006**

**OLD BUSINESS:**

**CONSIDER APPROVAL OF MINUTES  
OF COUNCIL MEETING HELD ON  
AUGUST 14, 2006**

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

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**CONSIDER ON SECOND AND FINAL  
READING ORDINANCE #O06-08-20,  
AMENDING THE BUDGETS OF  
THE VARIOUS FUNDS/DEPTS.  
OF THE CITY OF COOKEVILLE,  
TN, FOR THE FISCAL YEAR  
ENDED JUNE 30, 2006**

Councilman Anderson made a motion, seconded by Vice-Mayor Davis, to approve on second and final reading Ordinance #O06-08-20. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**NEW BUSINESS:**

**CONSIDER ON FIRST READING  
ORDINANCE #O06-09-21,  
AMENDING TITLE 8, CHAPTER  
2, SECTION 8-215 OF THE  
COOKEVILLE MUNICIPAL  
CODE, REQUIRING ALL  
BEER PERMIT HOLDERS TO  
REQUIRE PURCHASERS TO  
PRESENT VALID, GOVERNMENT  
ISSUED IDENTIFICATION**

**COOKEVILLE CITY COUNCIL  
MINUTES  
SEPTEMBER 7, 2006**

Councilman Shelton made a motion, seconded by Councilman Anderson, to approve on first reading Ordinance #O06-09-21. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**CONSIDER APPROVAL OF  
REQUEST FROM COOKEVILLE  
REGIONAL MEDICAL CENTER  
FOR PROPERTY EXCHANGE**

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

RE: Proposed Property Swap

Dear Mr. Shipley:

The Board of Trustees of Cookeville Regional Medical Center respectfully requests a proposed trade of properties between the City of Cookeville/CRMC and Mr. Randy Todd and Mr. Tim Terry to be placed on the agenda for the September 7, 2006 meeting of the City Council.

During its August 24, 2006 meeting the CRMC Board of Trustees approved and forwards to the City Council for its consideration the following proposed property swap:

- Mr. Todd and Mr. Terry have agreed to trade two pieces of property, one located at 166 West 7<sup>th</sup> Street (corner of 7<sup>th</sup> Street and Hickory Avenue) and the second property located at 520 North Whitney Avenue for the property owned by the City/CRMC located at 165 West 6<sup>th</sup> Street (the corner of 6<sup>th</sup> Street and Hickory Avenue)

Please refer to the attached map for reference to the properties outlined above.

Mr. Todd and Mr. Terry propose to construct a medical office building between 6,000 and 12,000 square feet on the property traded by the City/CRMC. During the first 10 years the occupants of the property can not compete with the services provided by the Hospital that are vital to our long range goals. Additionally, they must begin the development of this medical office building within a specified period of time or sell the property back to CRMC. Attached is a copy of the covenants and restrictions agreed to by both parties.

The proposed swap of properties is consistent with the medical center's current and long range development plans. The acquisition of the property located at the corner lot of 7<sup>th</sup> Street and Medical Center Boulevard (Hickory Avenue) will allow for signage, landscaping and lighting on both sides of Medical Center Boulevard at 7<sup>th</sup> Street. This will be the primary entrance or gateway for visitors and patients to access the medical center in the future, particularly after the completion of the North Patient Tower addition which will include the main entrance and lobby for the medical center. Medical Center

Boulevard will be a divided thoroughfare with trees, landscaping, lighting and sidewalks on either side and turn lanes along with planted areas in the median of the boulevard.

The acquisition of the lot located at the corner of 7<sup>th</sup> Street and Medical Center Boulevard (Hickory Avenue) is also consistent with the City of Cookeville's long range plan to widen 7<sup>th</sup> Street to four lanes from Willow Avenue to Mahler Avenue.

The property to be acquired at 520 North Whitney Avenue will be converted to green space with grass, trees landscaping and park benches which may be utilized by visitors and staff alike. This too is consistent with the medical center's long range plan to construct a park like setting throughout the medical center campus.

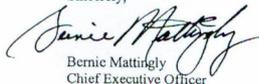
The development of a medical office building by Mr. Todd and Mr. Terry is also consistent with the medical center's long range plan. As the medical center grows and develops there will be a need for additional physicians who will need office space. The Todd/Terry office development will help to meet future needs for physician office space. The two year requirement to develop the property will insure that a medical office building is constructed or the property is returned to CRMC at which time CRMC can reassess the use of said property. We did not want an undeveloped piece of property at or near our main entrance. It should also be noted that the property acquired by Mr. Todd and Mr. Terry will convert back to the City tax roles in the event they are successful in their venture.

In summary, the proposed property swap between the City/CRMC and Mr. Todd and Mr. Terry is a win- win proposition for both parties. The future use of the traded properties is consistent both with the medical center's and the city's long range plan.

Should you or any members of the council have any questions regarding the proposed property swap, please do not hesitate to contact either Paul Korth or myself at 646-2000.

As always, thank you for your assistance with this matter.

Sincerely,



Bernie Mattingly  
Chief Executive Officer

cc: Jim Martin, Chairman of Board of Trustees

Councilman Shelton made a motion, seconded by Councilman Anderson, to approve the CRMC property exchange as requested.

**COOKEVILLE CITY COUNCIL  
MINUTES  
SEPTEMBER 7, 2006**

Councilman Shelton made a motion, seconded by Councilman Anderson, to amend the motion to require the deed to include a restriction of a minimum of 80' setback off of Medical Center Boulevard. Upon call for a vote on the amendment to the motion, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the amendment to the motion carried.

Upon call for a vote on the amended motion, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the amended motion carried.

**CONSIDER APPROVAL OF  
EMERGENCY PURCHASE  
OF ODORANT – GAS DEPT.**



TO: Cookeville City Council Members  
Jim Shipley, City Manager

FROM: Mike Davidson, Finance Director / Gas Director *MTD*

DATE: September 1, 2006

RE: Natural Gas Odorant / Emergency Purchase

We recently received notice that Natural Gas Odorants, Inc. the company that produces the mercaptan odorant that we inject into our natural gas system has stopped production of this product. It appears that NGO will no longer produce the mercaptan odorant and gas systems similar to Cookeville are filling their odorant tanks as fast as possible from the supplies still available.

Our odorant tank was almost empty and in order to assure that we had odorant available for our gas system, I had our odorant tank filled on August 30, 2006. We should have enough odorant to last until the production issue is resolved. The tank was filled by GPM Equipment and Supplies at a cost of \$6,630. GPM has supplied the odorant to the city for the past several years.

If you have any questions about this issue, please let me know.

Councilman Anderson made a motion, seconded by Councilman Shelton, to approve the emergency purchase of odorant as requested. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**CONSIDER APPROVAL OF  
PURCHASE OF MOWER –  
WATER QUALITY  
CONTROL DEPT.**

**COOKEVILLE CITY COUNCIL  
MINUTES  
SEPTEMBER 7, 2006**

Councilman Shelton made a motion, seconded by Councilman Williams, to approve the purchase of a mower (Grasshopper Model 227/61) for \$5,887.00 (State bid contract) as requested. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**CONSIDER AWARDED BID FOR  
ASPHALT PATCH TRUCK –  
PUBLIC WORKS DEPT.**

CITY OF COOKEVILLE  
BID TABULATION RECORD  
ASPHALT PATCH UNIT W/ CAB AND CHASSIS TRUCK

DEPARTMENT: Public Works  
BIDS OPENED BY: Greg Brown  
OPENING WITNESSED BY: Tom Dyer  
DATE OF BID OPENING: August 29, 2006  
TIME OF BID OPENING: 10:00 AM

BIDDERS	BID
H. D. INDUSTRIES	\$102,298.40 - (GMC TC7500)
CMI EQUIPMENT CO	\$111,451.00 - Freightliner M2 106 (2004 emissions)
CMI EQUIPMENT CO	\$117,626.00 - Freightliner M2 106 (2007 emissions)

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM H.D. INDUSTRIES  
BE AWARDED FOR THE FOLLOWING REASON: \_\_\_\_\_  
Greg Brown RECOMMENDED: DEPT. DIRECTOR  
Michael Dyer BUDGET AVAILABILITY: FINANCE DIRECTOR  
APPROVAL: CITY MANAGER [Signature]

Councilman Shelton made a motion, seconded by Councilman Anderson, to award the asphalt patch truck bid as recommended. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**CONSIDER AWARDED BID FOR  
SALT – PUBLIC WORKS DEPT.**

**COOKEVILLE CITY COUNCIL  
MINUTES  
SEPTEMBER 7, 2006**

**ACTIVE STATEWIDE CONTRACTS (SWC)**

Last Updated 08/28/06, 08:16:35

SWC No : 507	Title: SODIUM CHLORIDE (ROCK SALT) SWC 507
--------------	---

Contract Period From: 08/15/06 To: 06/30/07 Commodity Code Number: 745-70

Contact the following in the order named in the event of questions pertaining to this contract.

Contract Administrator and Phone: **FRANK EDENS (615)532-2316**  
Buyer Supervisor and Phone: **ROBIN DIETERICH (615)741-1010**

*The following terms, listed either partially or in their entirety, pertain to all individual contracts under this SWC number. Specifications, if present, will follow the terms and conditions. Please refer to the actual contract document for the entire list of the terms and conditions and complete specifications.*

**North American Salt Company**  
9900 W 109th St #600  
Overland Park, KS 66210  
Vendor Contact: Sean Lierz  
Contact Phone: (913)344-9330 Contract No: **4034327**  
Payment Terms: **NONE**  
Delivery:  
Contract extended to Local Governments & State Agencies

**745-70-008235**      **TN**      **\$51.96 / TON**  
**Salt, Road, Location:**      **DELIVERED**  
**Putnam County,**  
**Cookeville**

Vice-Mayor Davis made a motion, seconded by Councilman Shelton, to approve the purchase of salt under state bid contract (380 tons budgeted) as submitted. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**CONSIDER AWARDING BID FOR  
SOFTWARE FOR LAPTOPS –  
POLICE DEPARTMENT**



July 20, 2006

Chief Bob Terry  
10 E. Broad Street  
PO Box 849  
Cookeville, TN 38503

Chief Terry,

The testing period for the Mobile-Pak licenses that were installed in February 2006 in addition to the original contract will end September 1, 2006. The breakdown of Mobile Software purchased is as follows:

Original Contract (paid in full):  
25 Laptops installed with Mobile-Pak and AVL  
10 Concurrent Users

Additional Software Installed (still owed):  
39 Laptops installed with Mobile-Pak  
15 Positions of AVL  
25 Additional Concurrent Users

The total cost of the additional software is \$67,318.49. Would you prefer an invoice for this amount or the removal of the additional software from the laptops? Please contact me at (800) 842-8190 (Office) or (910) 638-8700 (Cell) to discuss. Thank you for your time and consideration.

Sincerely,

Larry Caddell  
CEO

Councilman Anderson made a motion, seconded by Councilman Shelton, to approve the purchase of additional laptop software as submitted. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**COOKEVILLE CITY COUNCIL  
MINUTES  
SEPTEMBER 7, 2006**

**CONSIDER AWARDED BID FOR  
METERS – GAS DEPARTMENT**

BID TABULATION SCHEDULE

DATE OF BID OPENING: 8-25-06 TIME: 11:00 a.m.  
 BIDS OPENED BY: Jere Whitson  
 BIDS WITNESSED BY: Linda Savage  
 DEPARTMENT: Gas

BIDDERS		Meters					
Equipment Controls		300 @ 54.58 ea	=	16,374.00			
Ed Young Sales		300 @ 67.70 ea	=	20,310.00			

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM Equipment Controls  
 BE AWARDED FOR THE FOLLOWING REASON: Low bidder meeting specifications  
 RECOMMENDED: DEPARTMENT HEAD Michael Davidson BUDGET AVAILABILITY: FINANCE DIRECTOR Michael Davidson  
 APPROVED: CITY MANAGER [Signature]

Councilman Shelton made a motion, seconded by Councilman Anderson, to award the meter bid as recommended. Upon call for a vote, the following voted aye:

- Mayor Sam Sallee
- Vice-Mayor Jean Davis
- Councilman Alma Anderson
- Councilman Ricky Shelton
- Councilman Ryan Williams

The City Clerk announced that the motion carried.

**CONSIDER AWARDED BIDS FOR  
CAB & CHASSIS, AERIAL BUCKET,  
FLOODLIGHTS, TRANSFORMERS  
& CABLE – ELECTRIC DEPT.**

**CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 06070501**

DATE OF BID OPENING: 7/24/2006 TIME: 2:00 PM CST  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Ron Sawicki, Scott Torrence  
 DEPARTMENT: Electric

BIDDERS	QTY	2007 Year Model Cab & Chassis					
Neely Coble		\$ 52,280.00					
Neely Coble		\$ 52,635.00					
Landmark International		\$ 52,031.79					

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

**COOKEVILLE CITY COUNCIL  
MINUTES  
SEPTEMBER 7, 2006**

**CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 06070502**

DATE OF BID OPENING: 7/24/2006  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Lenny Whitfield  
 DEPARTMENT: Electric

TIME: 2:30 PM CST

BIDDERS	QTY	60' Aerial Bucket							
Terex Utilities		1	\$ 82,110.00						
Altec Industries			\$ 87,288.00						

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Terex Utilities  
 BE AWARDED FOR THE FOLLOWING REASON: low bid meeting specs

[Signature]  
 RECOMMENDED: DEPT. HEAD

[Signature]  
 APPROVAL: CITY MANAGER

**CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 06072001**

DATE OF BID OPENING: 8/7/2006  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Brandon Jones  
 DEPARTMENT: Electric

TIME: 2:00 PM CST

BIDDERS	QTY	1000 WMH Floodlight							
Tennessee Valley Electric Supply		24	\$ 349.20						
			\$ 8,380.80						
Wesco			\$ 336.30						
			\$ 8,071.20						

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Wesco  
 BE AWARDED FOR THE FOLLOWING REASON: low bid meeting specs.

[Signature]  
 RECOMMENDED: DEPT. HEAD

[Signature]  
 APPROVAL: CITY MANAGER



**COOKEVILLE CITY COUNCIL  
MINUTES  
SEPTEMBER 7, 2006**

Vice-Mayor Davis made a motion, seconded by Councilman Shelton, to award the Electric Department bids as recommended. Upon call for a vote, the following voted aye:

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

**HEARING FROM OFFICERS, COUNCILMEN AND CITY MANAGER:**

Vice-Mayor Davis reminded everyone of the Fall Fun Fest on September 8<sup>th</sup>/9<sup>th</sup>; Concert in the Dogwood Park on Sunday, September 10<sup>th</sup> @ 7:30 p.m.; and Jean's Lunch in the Park every 3<sup>rd</sup> Thursday of each month from 12:00 p.m. until 1:00 p.m.

Councilman Williams asked everyone to remember 9-11-01 families & join him in honoring the military for their service to our Country.

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

Mayor Sam Sallee  
Vice-Mayor Jean Davis  
Councilman Alma Anderson  
Councilman Ricky Shelton  
Councilman Ryan Williams

The City Clerk announced that the motion carried.

---

Sam Sallee, Mayor

ATTEST:

---

Cathy McClain, City Clerk