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

The Council of the City of Cookeville met in regular session on Thursday, December 7, 2006, at 6:00 p.m., in the Putnam County Courthouse, 300 E. Spring Street. Mayor Sallee announced a moment of silent prayer. 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 Ryan Williams
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 Williams 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 Ryan Williams
Councilman Ricky Shelton

The City Clerk announced that the motion carried.

OLD BUSINESS:

CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETING HELD ON NOVEMBER 16, 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 Williams. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

CONSIDER ON SECOND AND FINAL READING ORDINANCE #O06-10-23, AMENDING THE COOKEVILLE MUNICIPAL CODE CHAPTER 1, TITLE 17, PERTAINING TO REFUSE COLLECTION

Vice-Mayor Davis made a motion, seconded by Councilman Anderson, to approve on second and final reading Ordinance #O06-10-23. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

NEW BUSINESS:

HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE #O06-11-24, ANNEXATION OF REBECCA PLACE-BUNKERHILL ROAD AREA & RESOLUTION #R06-11-23, ADOPTING PLAN OF SERVICES FOR SAME

Vice-Mayor Davis made a motion, seconded by Councilman Anderson, to approve on first reading Ordinance #O06-11-24, and adopt Resolution #R06-11-23.

James Mills, City Planner, stated that anyone moving into the "Urban Growth Boundary" would be subject to annexation.

Several residents of the Rebecca Place-Bunkerhill Road area spoke in opposition to the annexation & submitted a petition. Residents in favor of the annexation also spoke.

Councilman Shelton called for question, seconded by Councilman Anderson. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

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HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE #O06-11-25, AMENDING THE COOKEVILLE ZONING CODE ESTABLISHING A NEW ZONING DISTRICT TO BE ENTITLED QM, QUARRY AND MINING DISTRICT & ESTABLISHING SPECIAL STANDARDS FOR QUARRIES AND MINERAL EXTRACTION OPERATIONS

Councilman Shelton made a motion, seconded by Councilman Anderson, to approve on first reading Ordinance #O06-11-25.

Councilman Shelton made a motion, seconded by Councilman Williams, to amend the motion to change Section 236.5A & 236.11A from 250 feet to 150 feet. 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 Ryan Williams
Councilman Ricky Shelton

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

Mayor Sallee made a motion, seconded by Councilman Shelton, to amend the motion to also change 236.5B & 236.11B from 50 feet to 100 feet. 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 Ryan Williams
Councilman Ricky Shelton

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 Ryan Williams
Councilman Ricky Shelton

The City Clerk announced that the amended motion carried.

HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE #OO6-11-26, REZONING 110 SOUTH WILLOW AVENUE FROM CL (LOCAL COMMERCIAL) TO CG (GENERAL COMMERCIAL)

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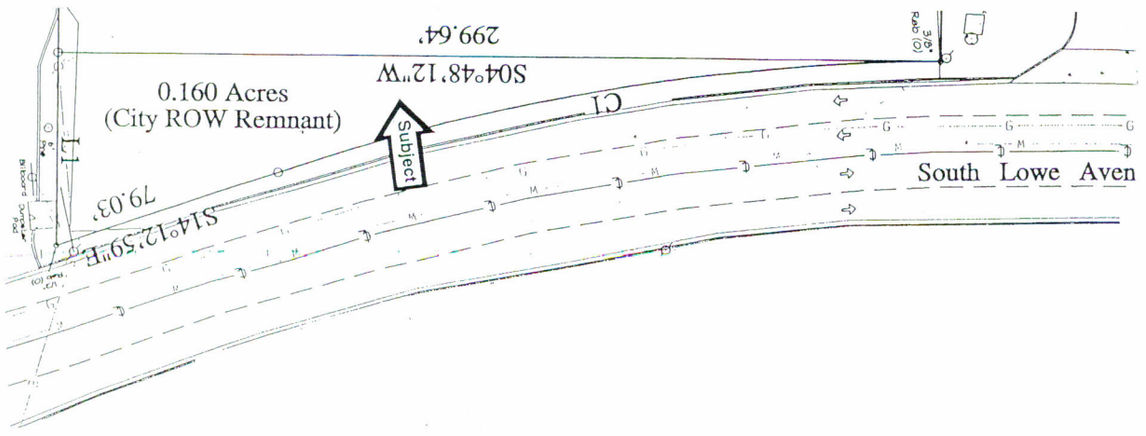
Councilman Shelton made a motion, seconded by Councilman Anderson, to approve on first reading Ordinance #O06-11-26. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

CONSIDER DECLARING SURPLUS PROPERTY A PORTION OF SOUTH LOWE AVENUE RIGHT-OF-WAY LOCATED ADJACENT TO 442 SOUTH JEFFERSON AVENUE (TAX MAP #53K-F-9.00)



Councilman Shelton made a motion, seconded by Councilman Anderson, to declare as surplus a portion of South Lowe Avenue ROW (tax map #53K-F-9.00).

Councilman Shelton made a motion, seconded by Councilman Anderson, to withdraw the original motion.

Councilman Williams made a motion, seconded by Councilman Anderson, to approve declaring as surplus property and selling of a portion of South Lowe Avenue ROW adjacent to 442 South Jefferson Avenue (tax map #53K-F-9.00) and setting a minimum bid price of $10,000.00 ($1.43 per sq. ft.) based upon the retention of utility easements and the right of the City to repurchase any portion of ROW at the same price as the proposed sale for future purpose of widening South Lowe Avenue. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

SET A DATE FOR A PUBLIC HEARING ON ORDINANCE #O06-12-28, AMENDMENTS TO THE COOKEVILLE ZONING CODE

Mayor Sallee set the date for January 18, 2007, at 6:00 p.m. (meeting at the Putnam County Courthouse)

Mayor Sallee announced that we would not have a council meeting on 1-4-07.

CONSIDER APPROVAL OF 2007 HEALTH INSURANCE CONTRACT

MEMORANDUM

TO: City Council
City Manager

FROM: Michael Davidson, Finance Director MTD

DATE: November 27, 2006

RE: **Medical / Dental Insurance Plan Renewal: Effective January 1, 2007**

The City maintains a self funded group health plan utilizing the BlueCross BlueShield healthcare network and BCBS administers our health care plan. Because we maintain a self funded plan, we reduce our exposure to catastrophic claims by purchasing reinsurance. We purchase reinsurance from SunLife Financial. Under our reinsurance plan we pay the first $125,000 of claims incurred on each individual covered under our health plan. Any claims exceeding the $125,000 specific aggregate are covered by the SunLife.

Our health plan contracts with BCBS and SunLife expire December 31, 2006. The renewal information for BCBS and SunLife is as follows:

BCBS 2007 admin fees $231,611 / 2.5% increase	(expiring fee $226,114)
SunLife 2007 reinsurance fee $223,371 / .66% decrease	(expiring fee $224,876)

Health claims nationwide are still increasing at an alarming rate. We have projected over $2.5 million in claims for 2007 or a 20% increase over 2006 claims. The 20% increase is related to historical trends, national averages, and illnesses already diagnosed within our group. Even with a 20% projected claims increase, I don't believe an increase in premiums paid by our employees or by the city on behalf of the employees is required for 2007. Our current funding levels should generate $3,195,000 and total projected expenditures is $3,128,037

If you have any questions please stop by my office or you can reach me at 520-5292.

Councilman Anderson made a motion, seconded by Vice-Mayor Davis, to approve the 2007 Health Insurance Contract as requested. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

CONSIDER AUTHORIZING CITY MANAGER TO PURCHASE THE SHEPHERD AND PYLES PROPERTY PURSUANT TO THE INTERLOCAL AGREEMENT TO ESTABLISH A BUSINESS PARK

Gould Dr. Property

Tract	Owner	Acres		Entire Tract	Acres	
5	Lucille Pyles	12.00	$	240,000	12.00	*Under Contract*
6	Lucille Pyles	65.00		1,300,000	65.00	*Under Contract*
8	Walter Brown	9.96		149,400	9.96	*Purchased*
10	Sheridan Family	97.50		1,462,500	97.50	*Purchased*
13	J.L. Sheperd	22.00		220,000	22.00	*Under Contract*
14	Sheridan Family	57.00		855,000	57.00	*Purchased*
15	Sheridan Family	5.80		76,766	5.80	*Purchased*
18	Juanita Thomas	16.50		165,000	16.50	*Purchased*
20	Juanita Thomas	41.00		410,000	41.00	*Purchased*
21	Billie Pigg	35.00		350,000	35.00	*Purchased*
	Totals	**361.76**	**$**	**5,228,666**	**361.76**	

	City and County:					
	Purchase land		361.760	acres; total cost of	$	5,228,666
	500,000	down pmt				
City	$ 2,114,333	years amorti	13	5.00%	225,082.94	per year
County	$ 2,114,333	years amorti	9	5.00%	297,465.68	per year

Jim Shipley, City Manager, advised that the County will purchase the Shepherd and Pyles property and the City will reimburse them back per year as submitted.

Councilman Shelton made a motion, seconded by Councilman Anderson, to authorize the City Manager to purchase the Shepherd and Pyles property pursuant to the Interlocal Agreement to establish a Business Park as recommended.

Linda Owens (Pyles) and her mother advised the Council that they have not signed a sales contract and wish to keep 15 acres with home/barn.

Jim Shipley, City Manager, stated that maybe something can be worked out to continue living at this location with a Life Estate.

Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

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CONSIDER AWARDING BID FOR TRANSFORMERS – ELECTRIC DEPARTMENT

CITY OF COOKEVILLE
ELECTRIC DEPT.
BID TABULATION SCHEDULE
BID NOTICE # 06110201

DATE OF BID OPENING: 11/16/2006 TIME: 2:00 PM CST
BIDS OPENED BY: Glenn Greenwood
BIDS WITNESSED BY: John Brewington
DEPARTMENT: Electric

BIDDERS	112.5 Kva Pad. Transformer QTY 2	evaluated cost						
Stuart Irby	$ 6,787.90 $ 13,575.80	$ 10,437.97						
Wesco	$ 7,469.00 $ 14,938.00	$ 10,644.82						
Deco	**$ 6,779.00 $ 13,558.00**	**$ 10,337.56**						

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

Vice-Mayor Davis made a motion, seconded by Councilman Anderson, to award the transformer bid as recommended. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

HEARING OF CITIZENS AND/OR DELEGATIONS:

Councilman Anderson reminded everyone to remember "Pearl Harbor Day".

Mayor Sallee recognized students of the TTU Advanced Reporting Class.

There being no further business to discuss, Mayor Sallee made a motion, seconded by Councilman Anderson, to adjourn the meeting at 7:30 p.m. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

Sam Sallee, Mayor

ATTEST:

Cathy McClain, City Clerk