COOKEVILLE CITY COUNCIL
REGULAR MEETING
NOVEMBER 20, 2008
6:00 P.M.

The Council of the City of Cookeville met in regular session on Thursday, November 20, 2008, at 6:00 p.m., in the Municipal Building, 45 East Broad 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 Ricky Shelton
Councilman Ryan Williams

Also present: Jim Shipley, City Manager; Cathy McClain, City Clerk; and Dan Rader, City Attorney.

CONSIDER APPROVAL OF AGENDA AS PRESENTED

Councilman Shelton made a motion, seconded by Councilman Anderson, to amend the agenda by adding item #8 – consider approval of a change order to the contract with W & O Construction Company to install two new large capacity pumps and two smaller capacity pumps at the water intake on Center Hill Lake. 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.

OLD BUSINESS:

CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETING HELD ON NOVEMBER 6, 2008

Councilman Shelton made a motion to dispense with reading the minutes and approve said minutes as submitted. The motion was seconded by Vice-Mayor Davis. 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.

CONSENT AGENDA:

CONSIDER AWARDING BIDS FOR ANNUAL WATER METERS – WATER QUALITY CONTROL DEPARTMENT

CONSIDER AWARDING BIDS FOR TRANSFORMERS – ELECTRIC DEPARTMENT

CITY OF COOKEVILLE
DEPARTMENT OF WATER QUALITY CONTROL
WATER METERS

DATE OF BID OPENING 13-Nov-08
BIDS OPENED BY Marlin Haggard
BIDS WITNESS BY Steve Smith, Greg Barton, Felix Manier
TIME: 10:00 A.M.

BIDDERS	Quantity / Item	36 / 5/8" x 1/2"	500 / 5/8" x 3/4"	100 / 3/4" x L-9"	200 / 1"	3 / 1 1/2" IT	10 / 2" IT	1 / 1 1/2" EF	40 / 2" EF	TOTAL
CI THORNBURG		$57.27	$57.27	$99.65	$141.62	$378.49	$558.04	$378.49	$558.04	$98,401.68
COLEMAN ENTERPRISES		$57.27	$57.27	$99.65	$141.62	$378.49	$558.04	$378.49	$558.04	$98,401.68
HAYES PIPE SUPPLY		**$31.25**	**$31.25**	**$60.50**	**$76.50**	**$260.00**	**$347.00**	**$239.00**	**$299.00**	**$54,549.00**
UNITED UTILITES INC.		$36.00	$36.00	$58.00	$89.95	$275.00	$369.00	$225.00	$350.00	$61,826.00

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM -HAYES PIPE SUPPLY- BE AWARDED FOR THE ABOVE METERS FOR THE FOLLOWING REASON: LOW BID MEETING SPECS (AWARDED AS ONE ITEM)

BIDDERS	Quantity / Item	1 / 3" Compound	1 / 3" Omni	1 / 4" Compound	1 / 4" Omni	1 / 6" Compound	1 / 6" Omni	TOTAL
CI THORNBURG		**$2,002.83**	**$1,117.74**	**$3,345.38**	**$2,176.08**	**$6,193.83**	**$3,917.65**	**$18,753.51**
COLEMAN ENTERPRISES		$2,002.83	$1,117.74	$3,345.38	$2,176.00	$6,193.80	$3,917.65	$18,753.40
		COLEMAN ENTERPRISES FAILED TO MEET BID SPECS						

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM -CI THORNBURG- BE AWARDED FOR THE ABOVE METERS FOR THE FOLLOWING REASON: LOW BID MEETING SPECS (AWARDED AS ONE ITEM)

RECOMMENDED: DEPARTMENT HEAD

APPROVAL: CITY MANAGER

BUDGET AVAILABILITY: FINANCE DIRECTOR

CITY OF COOKEVILLE
ELECTRIC DEPT.
BID TABULATION SCHEDULE
BID NOTICE # 08102401

DATE OF BID OPENING: 11-11-2008
BIDS OPENED BY: Glenn Greenwood
BIDS WITNESSED BY: Brandon Jones
DEPARTMENT: Electric
TIME: 2:00 PM CST

BIDDERS / QTY	25 Kva Csp Transformer 12	evaluated cost		225 Kva Pad. Transformer 2	evaluated cost			
Power Supply	$ 1,105.00 $ 13,260.00	$ 1,656.19		$ 7,605.00 $ 15,210.00	$ 13,911.02			
Deco	**$ 759.00** **$ 9,108.00**	**$ 1,445.43**		**$ 6,995.00** **$ 13,990.00**	**$ 13,080.26**			
Stuart Irby	$ 1,015.50 $ 12,186.00	$ 1,706.16		$ 10,785.89 $ 21,571.78	$ 17,519.21			
Utilicor	$ 914.00 $ 10,968.00	$ 1,561.16		$ 8,630.00 $ 17,260.00	$ 15,247.79			
Wesco	$ 954.00 $ 11,448.00	$ 1,624.68		$ 8,738.00 $ 17,476.00	$ 16,076.91			

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 Anderson made a motion, seconded by Councilman Williams, to award the consent agenda items 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.

NEW BUSINESS:

HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF CONTRACTS AND DOCUMENTS RELATED TO THE HIGHLANDS BUSINESS PARK (A). CONSIDER APPROVAL OF ADDENDUM TO INTERLOCAL AGREEMENT FOR THE HIGHLANDS BUSINESS PARK DATED 7-28-06

Item 5a-Interlocal Agreement

- The city and county executed an agreement in July of 2006 to purchase land and develop a mixed-use business park now known as the "Highlands Business Park"
- The agreement provided that the city and county would share equally in the cost of purchasing the land and building the infrastructure in the park.
- The estimate to build the infrastructure in 2006 was $5,000,000, and did not include improvements to Lee Seminary Road.
- The new estimates prepared by BWSC is $14,000,000.

Vice-Mayor Davis made a motion, seconded by Councilman Anderson, to approve the Addendum to the Interlocal Agreement for the Highlands Business Park 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.

AUTHORIZE CITY MANAGER TO APPROVE CONTRACT WITH BWSC TO DESIGN ROAD IMPROVEMENTS & CERTAIN INFRASTRUCTURE FOR THE HIGHLANDS BUSINESS PARK

Item 5b-Engineering/Design BWSC

• Water System Design	$ 51,600
• Sewer System Design	151,000
• Lee Seminary Design	100,625
• Business Park Rd. Design	344,210
• Gas System Design	7,500
• Total	$ 654,935

Vice-Mayor Davis made a motion, seconded by Councilman Anderson, to approve the contract with Barge, Waggoner, Sumner & Cannon to design the road improvements and certain infrastructure for the Highlands Business Park in the amount not-to-exceed $327,467.50 (1/2 of $654,935) for the Highlands Business Park 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 APPROVAL OF PAYMENT IN LIEU OF TAXES (PILOT) INCENTIVE PLAN

Item 5c-Pilot Incentive Plan

Category	Amt	Points	Calculators
New Jobs	25	37.5	1.5 per job
Cap Inv-Real	$6,000,000	60.0	10 per million
Cap Inv-Equip	5,000,000	50.0	10 per million
Avg. Hour Rate	$15.00 per hr.	7.5	$13 per min.
Total Pts.		155.0	

Project Qualifies for Schedule 2: (3 yrs tax abatement for real property, and 2 yrs for equipment, 40% in 3rd yr, 20% in 4th yr)

Councilman Anderson made a motion, seconded by Councilman Williams, to approve the payment In Lieu of Taxes (PILOT) Incentive Plan for the Highlands Business Park 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 APPROVAL OF COVENANTS AND RESTRICTIONS FOR THE HIGHLANDS BUSINESS PARK

Item 5d-Covenants

- Covenants will work much like subdivision restrictions in residential neighborhoods.
- Sets design and appearance standards for the park.
- The purpose is to ensure a high-quality business park.

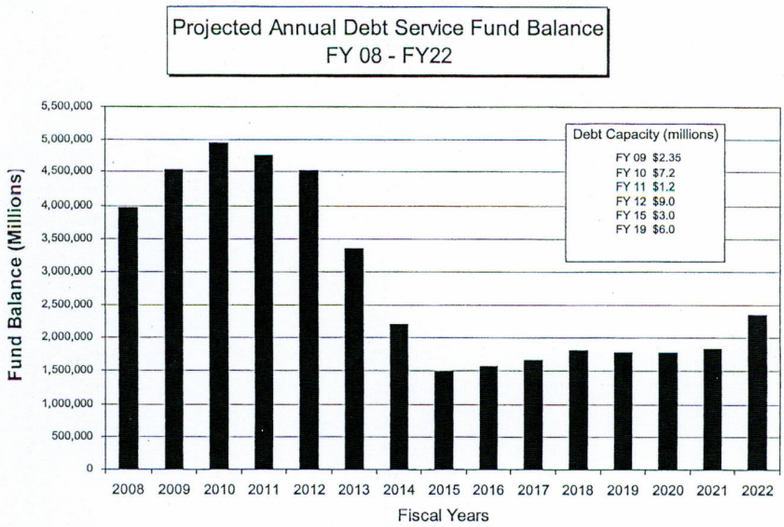
Vice-Mayor Davis made a motion, seconded by Councilman Shelton, to approve the Covenants and Restrictions for the Highlands Business Park as recommended. Upon call for a vote, the following voted aye:

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 APPROVAL OF INITIAL RESOLUTION #R08-11-25, TO AUTHORIZE THE ISSUANCE OF NOT-TO-EXCEED $7,200,000.00 GENERAL OBLIGATION INDUSTRIAL & BUSINESS PARK BONDS

CONSIDER APPROVAL OF RESOLUTION #R08-11-26, TO AUTHORIZE THE ISSUANCE OF $7,200,000.00 GENERAL OBLIGATION INDUSTRIAL & BUSINESS PARK BONDS MAKING PROVISIONS FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS



Councilman Anderson made a motion, seconded by Councilman Williams, to adopt Resolution #'s R08-11-25 & R08-11-26. 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 INITIAL RESOLUTION #R08-11-27, AUTHORIZING INCURRENCE OF INDEBTEDNESS NOT-TO-EXCEED $2,350,000.00 TO PROVIDE FUNDING FOR CERTAIN PUBLIC WORKS PROJECTS

CONSIDER APPROVAL OF RESOLUTION #R08-11-28, TO APPROVE EXECUTION AND DELIVERY OF ONE OR MORE LOAN AGREEMENTS FOR THE PURPOSE OF PROVIDING FUNDS FOR FINANCING CERTAIN PUBLIC WORKS PROJECTS

PROJECT LIST		2008-2009 BONDS
West Cemetery Road Extension	In-House	1,300,000
Drama Center Repairs	Contractor	260,000
Broad Street, sidewalks, paving	In-House	125,000
Expand Youth Fields parking lot	In-House	85,000
Skate Park	In-House	150,000
Fleming Ave. Parking Lot	In-House	65,000
Dogwood Park Grading/Fill/Grass	In-House	60,000
Add turn lanes on BV Road at Jackson	Contractor	30,000
Add turn lanes on Jackson at Walnut	Contractor	100,000
Hudgens/Maple intersection realignment	Contractor	50,000
Widen intersection at Old Bridge Rd/Old Sparta	Contractor	50,000
Design Fees		35,000
Bond Selling Costs		16,000
Contingencies		24,000
TOTAL		$ 2,350,000

Vice-Mayor Davis made a motion, seconded by Councilman Anderson, to adopt Resolution #'s R08-11-27 & R08-11-28. 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 BIDS FOR REROOFING STATION #4 & FIRE HOSE – FIRE DEPARTMENT

CITY OF COOKEVILLE
BID TABULATION SCHEDULE

REROOFING STATION #4

DATE OF BID OPENING: 11/13/08 TIME: 03:00 P.M.
BIDS OPENED BY: April Howard
BIDS WITNESSED BY: Bob Lynch
DEPARTMENT: Fire

BIDDERS	AMOUNT		
GR Industrial Roofing	$11,490.00		
Porter Roofing	$14,700.00		
Harkins Roofing Co.	$16,705.48		
Two Rivers Roofing	$17,300.00		
Mathis Roofing	$18,200.00		
Cookeville Sheet Metal	$20,580.00		

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM GR INDUSTRIAL ROOFING BE AWARDED
FOR THE FOLLOWING REASON: LOWEST BID MEETING SPECIFICATIONS.

RECOMMENDED: DEPARTMENT HEAD

BUDGET AVAILABILITY: FINANCE DIRECTOR

APPROVAL: CITY MANAGER

CITY OF COOKEVILLE
BID TABULATION SCHEDULE

5" VINYL FIRE HOSE AND 3" NYLON RUBBER FIRE HOSE

DATE OF BID OPENING: 11/17/08 TIME: 03:00 P.M.
BIDS OPENED BY: John Kendrick
BIDS WITNESSED BY: April Howard
DEPARTMENT: Fire

BIDDERS	AMOUNT		
	TOTAL PRICE FOR 1200' OF 5" IN 100' SECTION	TOTAL PRICE FOR 100' OF 5" IN 25' SECTION	TOTAL PRICE FOR 1000' OF 3" IN 50' SECTIONS
MES	$6,420.00	$864.00	$3,700.00
Pro-Fire Equipment	$7,140.00	$1,076.32	$5,008.20
Heritage Fire Equipment	No Bid		
G & C Supply Co.	No Bid		

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM MES BE AWARDED
FOR THE FOLLOWING REASON: LOWEST BID MEETING SPECIFICATIONS.

RECOMMENDED: DEPARTMENT HEAD

BUDGET AVAILABILITY: FINANCE DIRECTOR

APPROVAL: CITY MANAGER

Councilman Anderson made a motion, seconded by Councilman Williams, to award the reroofing bid at $11,490.00 & the fire hose bid at $10,984.00 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 APPROVAL OF A CHANGE ORDER TO THE CONTRACT WITH W & O CONSTRUCTION COMPANY TO INSTALL TWO NEW LARGE CAPACITY PUMPS AND TWO SMALLER CAPACITY PUMPS AT THE WATER INTAKE ON CENTER HILL LAKE

Vice-Mayor Davis made a motion, seconded by Councilman Williams, to approve the change order for (4) pumps at the Center Hill Lake in the amount not-to-exceed $22,213.00 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 OF CITIZENS AND/OR DELEGATIONS:

Councilman Shelton asked everyone to shop local to help increase revenue for the City.

There being no further business to discuss, Vice-Mayor Davis made a motion, seconded by Councilman Anderson, to adjourn the meeting at 6:50 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