

**COOKEVILLE CITY COUNCIL  
REGULAR MEETING  
OCTOBER 7, 2010  
5:30 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, October 7, 2010, at 5:30 p.m., in the Municipal Building, 45 East Broad Street. Mayor Swallows announced a moment of silent prayer. Pledge of Allegiance was led by Mayor Swallows. Mayor Swallows then called the meeting to order and asked the Clerk to call the roll. Present and answering roll call were:

Mayor Matt Swallows  
Vice-Mayor Larry Epps  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

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

**CONSIDER APPROVAL OF  
AGENDA AS PRESENTED**

Councilman Anderson made a motion, seconded by Councilman Albrecht, to approve the agenda as submitted. Upon call for a vote, the following voted aye:

Mayor Matt Swallows  
Vice-Mayor Larry Epps  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**OLD BUSINESS:**

**CONSIDER APPROVAL OF MINUTES  
OF COUNCIL MEETING HELD ON  
SEPTEMBER 2, 2010**

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

Mayor Matt Swallows  
Vice-Mayor Larry Epps  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSENT AGENDA:**

**CONSIDER AWARDING BID FOR  
REFUSE & CARDBOARD  
CONTAINERS – PUBLIC WORKS  
DEPARTMENT**

**COOKEVILLE CITY COUNCIL  
MINUTES  
OCTOBER 7, 2010**

**CITY OF COOKEVILLE  
BID TABULATION RECORD  
REFUSE AND CARDBOARD CONTAINERS  
6 MONTH CONTRACT - OCTOBER 7, 2010 - APRIL 7, 2011**

DEPARTMENT: Public Works  
 BIDS OPENED BY: Tom Dyer  
 OPENING WITNESSED BY: Debbie Swallows  
 DATE OF BID OPENING: September 9, 2010  
 TIME OF BID OPENING: 2:00 PM

BIDDERS	BID PRICE PER UNIT					DELIVERY TIME
	4 YARD	6 YARD	8 YARD	8 YD CARDBOARD	30 YARD ROLL-OFF CONTAINERS	
WASTEQUIP MFG CO.	\$485.00	\$654.00	\$750.00	\$780.00	\$3,295.00	2-3 WEEKS
LEWIS STEEL WORKS, INC.	\$514.00	\$744.00	\$764.00	\$784.00	\$3,594.00	15 DAYS
BAKERS WASTE EQUIP	\$520.00	\$677.00	\$764.00	\$782.00	\$3,643.00	3-4 WEEKS
VALLEY CAN, INC.	\$590.00	\$725.00	\$920.00	\$930.00	NO BID	6 WEEKS
STOLTZFUS STEEL	NO BID	NO BID	NO BID	NO BID	\$3,720.00	4 WEEKS

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM WASTEQUIP MFG CO.

BE AWARDED FOR THE FOLLOWING REASON: LOW BIDDER

Guy Brown  
 RECOMMENDED: DEPT. DIRECTOR  
Brenda Amel  
 BUDGET AVAILABILITY: FINANCE DIRECTOR

Tom Dyer  
 APPROVAL: CITY MANAGER

**CONSIDER AWARDED BID FOR  
UNIFORMS – WATER QUALITY  
CONTROL DEPARTMENT**

**CITY OF COOKEVILLE  
DEPARTMENT OF WATER QUALITY CONTROL  
UNIFORMS**

DATE OF BID OPENING: 30-Sep-10  
 BIDS OPENED BY: MARLIN HAGGARD  
 BIDS WITNESSED BY: PAULINE WHITESIDE

TIME: 10:00 A.M.

BIDDERS	#14 MEN'S TEAM JACKET	#15 OXFORD LS SHIRT	#16 DENIM SHIRT LS SHIRT	#17 MEN'S RED-E-PREST PANTS	#18 MEN'S JEAN-CUT PANTS	#19 MEN'S COTTON PANTS	#20 MEN'S TWILL PANTS	#21 WOMEN'S CASUAL PANTS	#22 MEN'S CASUAL PANTS	#23 MEN'S PREWASHED DENIM JEANS	#24 MEN'S PREWASHED JEANS R/F	#25 MEN'S UNIFORM SHORTS	#26 MEN'S PLEATED SHORTS
AMERIPRIDE	\$34.20	\$21.14	\$22.34	\$15.51	\$14.62	\$17.75	\$19.83	\$19.68	\$21.30	\$16.32	\$21.68	\$12.30	\$13.78
GMS UNIFORMS	\$25.75	\$15.60	\$17.55	\$13.20	\$13.25	\$16.20	\$18.16	\$16.99	\$18.42	\$14.00	\$18.90	\$11.45	\$12.90
NEW DAY UNIFORMS	\$28.25	\$18.75	\$19.25	\$12.00	\$12.00	\$14.75	\$15.50	\$16.50	\$16.50	\$13.50	\$17.25	\$10.75	\$13.00
PERFECT FIT	\$24.50	\$15.45	\$17.50	\$14.58	\$14.58	\$16.65	\$18.75	\$18.75	\$18.75	\$14.90	\$19.50	\$11.75	\$13.30
UNIFIRST CORP.	\$21.50	\$13.75	\$15.75	\$10.50	\$10.40	\$14.25	\$15.50	\$21.10	\$16.25	\$14.25	\$18.50	\$9.90	\$12.50

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM UNIFIRST CORP. BE AWARDED FOR THE FOLLOWING REASON:  
 LOW BID MEETING SPECS.  
 ESTIMATED QUANTITIES OF EACH ITEM WERE USED TO DETERMINE LOW BIDDER. **ALL PANTS TO BE AWARDED AS ONE ITEM.**

Paul Kelly  
 RECOMMENDED: DEPARTMENT HEAD  
Brenda Amel  
 BUDGET AVAILABILITY: FINANCE DIRECTOR  
Tom Dyer  
 APPROVAL: CITY MANAGER



**COOKEVILLE CITY COUNCIL  
MINUTES  
OCTOBER 7, 2010**

**CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 10082601**

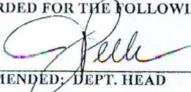
DATE OF BID OPENING: 9-7-2010  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Brandon Jones  
 DEPARTMENT: Electric

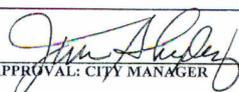
TIME: 2:30 PM CST

BIDDERS	500 Kva Regulator							
QTY								
Brasfield Sales	\$ 15,350.00							
	\$ 46,050.00							
National Transformer Sales	\$ 15,200.00							
	\$ 45,600.00							
Utility Sales	\$ 14,600.00							
	\$ 43,800.00							

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Utility Sales

BE AWARDED FOR THE FOLLOWING REASON: low bid meeting specs.

  
 RECOMMENDED: DEPT. HEAD

  
 APPROVAL: CITY MANAGER

**CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 10082401**

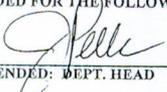
DATE OF BID OPENING: 9-7-2010  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Brandon Jones  
 DEPARTMENT: Electric

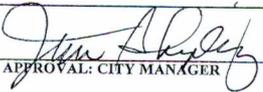
TIME: 2:00 PM CST

BIDDERS	394.5 AL. WIRE	795 AL. WIRE						
QTY	10,000'	10,000'						
Utilicor	\$ 0.78	\$ 1.21						
	\$ 7,800.00	\$ 12,100.00						
Power Supply	\$ 0.69	\$ 1.18						
	\$ 6,900.00	\$ 11,800.00						
Stuart Irby	\$ 0.64	\$ 1.15						
	\$ 6,400.00	\$ 11,500.00						

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Stuart Irby

BE AWARDED FOR THE FOLLOWING REASON: low bid meeting specs.

  
 RECOMMENDED: DEPT. HEAD

  
 APPROVAL: CITY MANAGER

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve the consent agenda items as recommended. Upon call for a vote, the following voted aye:

- Mayor Matt Swallows
- Vice-Mayor Larry Epps
- Councilman Connie Albrecht
- Councilman Alma Anderson
- Councilman Jim Woodford

The City Clerk announced that the motion carried.

**COOKEVILLE CITY COUNCIL  
MINUTES  
OCTOBER 7, 2010**

**NEW BUSINESS:**

**HOLD A PUBLIC HEARING AND  
CONSIDER ON FIRST READING  
ORDINANCE #O10-09-11,  
REZONING A PORTION OF THE  
PROPERTY ON BOYD FARRIS  
ROAD (TAX MAP 83, PORTION  
OF PARCEL 57.01) FROM LM  
(LIGHT MANUFACTURING)  
TO RS20 (SINGLE-FAMILY  
RESIDENTIAL)**

Councilman Anderson made a motion, seconded by Councilman Albrecht, to approve on first reading Ordinance #O10-09-11. Upon call for a vote, the following voted aye:

Mayor Matt Swallows  
Vice-Mayor Larry Epps  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER APPROVAL OF  
PURCHASE OF PROPERTIES  
AT 515 N. WILLOW AVENUE,  
166 W. 7<sup>TH</sup> STREET & 404  
N. HICKORY AVENUE FOR  
THE COOKEVILLE  
REGIONAL MEDICAL  
CENTER**



September 24, 2010

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

Dear Jim:

The hospital's Board of Trustees recently approved the purchase of the following properties. The total purchase price is \$1,645,000.

- 515 North Willow Avenue - \$300,000
- 166 West 7<sup>th</sup> Street - \$160,000
- 404 N. Hickory(Orthopedics Building)- \$1,185,000

The property is located within the Medical District and will be used for medical development and paid out of the operating budget. Please add this to the October 7, 2010 City Council Agenda for approval.

If you have any questions, please contact me at any time.

Sincerely,

  
Paul Korth  
Chief Financial Officer

**COOKEVILLE CITY COUNCIL  
MINUTES  
OCTOBER 7, 2010**

Councilman Woodford made a motion, seconded by Councilman Anderson, to approve the purchase of properties for CRMC as requested.

Councilman Anderson made a motion, seconded by Councilman Albrecht, to amend the motion to acquire properties by negotiation or by eminent domain.

Vice-Mayor Epps stated that he supports this purchase, but will abstain from voting due to working with the orthopedic group.

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

Mayor Matt Swallows  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

ABSTAINED: Vice-Mayor Larry Epps

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

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

Mayor Matt Swallows  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

ABSTAINED: Vice-Mayor Larry Epps

The City Clerk announced that the amended motion carried.

**CONSIDER REQUEST FOR  
ALLEY RIGHT-OF-WAY  
ABANDONMENT – WATER  
QUALITY CONTROL DEPT.**

**MEMORANDUM**

TO: City Manager  
City Council

FROM: Ronnie J. Kelly, Director *RJK*

DATE: September 30, 2010

SUBJ: Request for Council Initiated Right-of-way Abandonment

I have been in negotiations with Randy Gaw concerning a sewer line easement that our department needs to acquire for the Burton Subdivision Sewer Line Project. During those discussions it was suggested that he would donate the needed easement in exchange for the abandonment of an old alley right-of-way that bisects a lot that his father owns at the SW corner of Dixie Avenue and Jere Whitson Road. The abandonment of this right-of-way would allow the lot to be fully developed and generate additional tax revenue to the City.

The City Code allows for two alternatives for the initiation of abandonment of a street right-of-way. The owner can initiate or the City Council may initiate the abandonment. Whether City Council initiated or initiated by the owner the Planning Commission shall review the request and make a recommendation on the abandonment back to the City Council. The City Code also allows conveyance of other property acceptable to the city made in lieu of the required payment for the abandoned property.

I am requesting that the City Council initiate the abandonment of this right-of-way in exchange for the value of our sewer line easement. If you have any questions concerning this matter please feel free to give me a call.

**COOKEVILLE CITY COUNCIL  
MINUTES  
OCTOBER 7, 2010**

Councilman Albrecht made a motion, seconded by Councilman Woodford, to initiate closure of right-of-way & send to Planning Commission for a recommendation as requested. Upon call for a vote, the following voted aye:

Mayor Matt Swallows  
Vice-Mayor Larry Epps  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

The City Clerk announced that the motion carried.

**CONSIDER AWARDED BID FOR  
PHASE I OF THE BURTON  
SUBDIVISION SEWER PROJECT**

CITY OF COOKEVILLE  
DEPARTMENT OF WATER QUALITY CONTROL  
**MCCULLEY ROAD SANITARY SEWER PROJECT (PHASE I)**  
(BURTON SUBDIVISION)

DATE OF BID OPENING: 1-Oct-10 TIME: 10:00 A.M.  
BIDS OPENED BY: BARRY TURNER  
BIDS WITNESS BY: RONNIE KELLY

CONTRACTOR	TOTAL BID				
CLEARY CONSTRUCTION INC	\$982,516.00				
ELK MOUNTAIN CONSTRUCTION CO	\$892,330.00				
GARRISON CONSTRUCTION CO	DNB				
J & S CONSTRUCTION CO	\$493,787.00				
JAMES BUSH CONSTRUCTION	DNB				
KENNEDY'S DOZER SERVICE	DNB				
MADEWELL CONSTRUCTION	DNB				
MAYSE CONSTRUCTION CO	DNB				
MG HALL	DNB				
NORRIS BROTHERS EXCAVATING	\$1,656,022.00				
PARRIS CONSTRUCTION CO	\$947,840.00				
TWIN STATE UTILITIES & EXCAVATION	DNB				

DNB - DID NOT BID

WE, THE UNDERSIGNED, DO HEREBY RECOMMEND THE BID FROM - J & S CONSTRUCTION COMPANY  
BE AWARDED FOR THE FOLLOWING REASON: LOW BID MEETING SPECIFICATIONS

  
RECOMMENDED:  
DEPARTMENT HEAD

  
APPROVAL  
CITY MANAGER

  
BUDGET AVAILABILITY:  
FINANCE DIRECTOR

Councilman Anderson made a motion, seconded by Councilman Albrecht, to award the bid for Phase I of the Burton Subdivision Sewer Project as recommended. Upon call for a vote, the following voted aye:

Mayor Matt Swallows  
Vice-Mayor Larry Epps  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

The City Clerk announced that the motion carried.

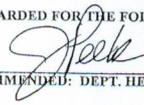
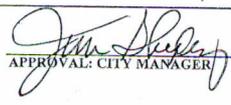
**CONSIDER AWARDED BIDS FOR  
CAB & CHASSIS & AERIAL  
BUCKET - ELECTRIC DEPT.**

**COOKEVILLE CITY COUNCIL  
MINUTES  
OCTOBER 7, 2010**

CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 10082603

DATE OF BID OPENING: 9-8-2010 TIME: 1:30 PM CST  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Matt Mahaney, Craig Bussell, Jim Cook, Ron Sawicki, Lenny Whitfield, Brad Bass  
 DEPARTMENT: Electric

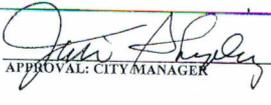
BIDDERS	QTY	2011 Yr. Model Cab&Chassis							
Tri State International		\$ 71,290.00							
MHC Kenworth		\$ 77,967.35							
<b>Neely Coble Freightliner</b>		<b>\$ 67,015.00</b>							
Landmark International		\$ 61,932.26	Does not meet 2010 emissions spec.						

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Neely Coble Freightliner  
 BE AWARDED FOR THE FOLLOWING REASON: low bid meeting specs.  
 RECOMMENDED: DEPT. HEAD  APPROVAL: CITY MANAGER 

CITY OF COOKEVILLE  
ELECTRIC DEPT.  
BID TABULATION SCHEDULE  
BID NOTICE # 10082602

DATE OF BID OPENING: 9-8-2010 TIME: 1:00 PM CST  
 BIDS OPENED BY: Glenn Greenwood  
 BIDS WITNESSED BY: Craig Bussell, Lenny Whitfield, Brad Bass  
 DEPARTMENT: Electric

BIDDERS	QTY	55' Aerial Bucket							
Altec		\$ 86,522.00							
Terex		\$ 90,053.00							

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

Councilman Albrecht made a motion, seconded by Councilman Anderson, to award the cab & chassis/aerial bucket bids as recommended. Upon call for a vote, the following voted aye:

- Mayor Matt Swallows
- Vice-Mayor Larry Epps
- Councilman Connie Albrecht
- Councilman Alma Anderson
- Councilman Jim Woodford

The City Clerk announced that the motion carried.

**COOKEVILLE CITY COUNCIL  
MINUTES  
OCTOBER 7, 2010**

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

Judy Butler, of Skyline Drive, advised the Council that Cookeville Limestone is not meeting regulations.

Councilman Anderson announced that the Brown Bag Lunch Concerts will be at the Depot Museum on Friday, October 8<sup>th</sup>, 15<sup>th</sup> & 22<sup>nd</sup> from 11:30 to 1:00 p.m.

There being no further business to discuss, Councilman Anderson made a motion, seconded by Councilman Woodford, to adjourn the meeting at 5:55 p.m. Upon call for a vote, the following voted aye:

Mayor Matt Swallows  
Vice-Mayor Larry Epps  
Councilman Connie Albrecht  
Councilman Alma Anderson  
Councilman Jim Woodford

The City Clerk announced that the motion carried.

ATTEST:

\_\_\_\_\_  
Matt Swallows, Mayor

\_\_\_\_\_  
Cathy McClain, City Clerk