

**COOKEVILLE CITY COUNCIL
REGULAR MEETING
DECEMBER 2, 2010
5:30 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, December 2, 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
Councilman Connie Albrecht
Councilman Alma Anderson
Councilman Jim Woodford

ABSENT: Vice-Mayor Larry Epps

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

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

OLD BUSINESS:

**CONSIDER APPROVAL OF MINUTES
OF COUNCIL MEETING HELD ON
NOVEMBER 18, 2010**

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

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

CONSENT AGENDA:

**SET A DATE (1-6-11) FOR A PUBLIC
HEARING ON ORDINANCE
#O10-12-15, CLOSURE AND
ABANDONMENT OF AN
UNDEVELOPED ALLEY RIGHT-
OF-WAY LOCATED BETWEEN
BYRNE AND LEE AVENUES
THROUGH PARCEL 7.00 ON
MAP 40G, GROUP C, AND
DECLARING IT AS SURPLUS**

COOKEVILLE CITY COUNCIL
 MINUTES
 DECEMBER 2, 2010

SET A DATE (1-6-11) FOR A PUBLIC HEARING ON ORDINANCE #O10-12-16, REZONING 580 & 600 CORA ROAD FROM MS (MEDICAL SERVICES) TO RD (SINGLE-FAMILY AND DUPLEX RESIDENTIAL)

SET A DATE (1-6-11) FOR A PUBLIC HEARING ON ORDINANCE #O10-12-17, AMENDMENT TO ZONING CODE SECTION 230, FL (FLOODPLAIN DISTRICT) TO REFLECT REVISIONS TO THE FLOOD INSURANCE RATE MAP (FIRM) RESULTING FROM A LETTER OF MAP REVISION (LOMR)

SET A DATE (1-6-11) FOR A PUBLIC HEARING ON ORDINANCE #O10-12-18, AMENDMENT TO ZONING CODE RELATING TO PACKAGE STORE LOCATIONS

CONSIDER AWARDED BID FOR UNIFORMS –ELECTRIC DEPT.

CITY OF COOKEVILLE
 ELECTRIC DEPT.
 BID TABULATION SCHEDULE
 BID NOTICE # 10102201

DATE OF BID OPENING: 11-16-2010
 BIDS OPENED BY: Glenn Greenwood
 BIDS WITNESSED BY: Jeff Peek
 DEPARTMENT: Electric

TIME: 2:00 PM CST

BIDDERS	QTY	Item 1	Item 2	Item 3	Item 4	Item 5			
		F.R. Work Shirt	F.R. Work Pants	F.R. Work Jacket	100% Cotton T-Shirt	100% Cotton Polo Shirt			
Unifirst		\$38.15/ea.	\$46.10/ea.	\$121.00/ea.	\$6.98/ea.	\$12.99/ea.			
Perfect Fit		\$36.75/ea.	\$39.85/ea.	\$89.50/ea.	\$8.75/ea.	\$18.75/ea.			
Wesco		\$47.50/ea.	\$37.75/ea.	\$99.50/ea.	No Bid	No Bid			
Stuart Irby		\$41.10/ea.	\$38.90/ea.	\$91.60/ea.	No Bid	\$17.49/ea.			

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


 RECOMMENDED: DEPT. HEAD


 APPROVAL: CITY MANAGER

**COOKEVILLE CITY COUNCIL
MINUTES
DECEMBER 2, 2010**

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

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

NEW BUSINESS:

**HOLD A PUBLIC HEARING AND
CONSIDER ON FIRST READING
ORDINANCE #O10-11-13, CLOSURE
AND ABANDONMENT OF A
PORTION OF AN UNDEVELOPED
ALLEY RIGHT-OF-WAY LOCATED
NORTH OF CRAIGHEAD STREET
AND CONTIGUOUS WITH PARCEL
14.00 AND 15.00 ON TAX MAP
53B, GROUP G, AND DECLARING
IT AS SURPLUS**

Councilman Anderson made a motion, seconded by Councilman Albrecht, to approve on first reading Ordinance #O10-11-13. Upon call for a vote, the following voted aye:

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

**HOLD A PUBLIC HEARING AND
CONSIDER ON FIRST READING
ORDINANCE #O10-11-14,
ADOPTING THE COOKEVILLE
2030 PLAN**

What is the Cookeville 2030 Plan?

- It serves as a general guide for the future physical development of the city
- It is long range, covering a period of 20 years
- It is comprehensive, covering the entire Urban Growth Boundary and encompassing all the functions that make the city work
- It serves as statement of policy, covering the location, type, quantity and rate of growth

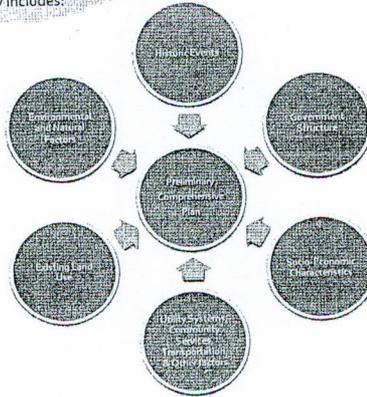
**COOKEVILLE CITY COUNCIL
MINUTES
DECEMBER 2, 2010**

What are the Primary Functions of a Plan?

- Serves as a vision for future growth and development
- Serves as a guide for decision making
- Required to meet certain legal requirements. TCA Section 13-4-201 states that "it is the function and duty of the Planning Commission to make and adopt an official general plan for the physical development of the municipality."

How is the Comprehensive Plan Developed?

- The preparation of a land use development program requires gathering and analyzing a vast array of information. This information is then utilized to produce a Development Plan. The information used to create the plan usually includes:



Councilman Anderson made a motion, seconded by Councilman Albrecht, to approve on first reading Ordinance #O10-11-14. Upon call for a vote, the following voted aye:

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

**CONSIDER DECLARING AS
SURPLUS PROPERTY THE
CITY PROPERTY
LOCATED OFF FIRESIDE
DRIVE – PARCEL 3.01, TAX
MAP 410, GROUP C**

November 8, 2010

Jim Shipley
City Manager
City of Cookeville

Dear Mr. Shipley:

We are interested in purchasing the house and lot at 899 Fireside Drive. The driveway for the house is encroaching on city right-of-way, that at one time was used for access to a sewer pumping station. The Water and Sewer Department has advised that they no longer need the right-of-way. We need to acquire the right-of-way to add to the property.

We request the city declare the property as surplus and sell us the right-of-way.

Sincerely,

Bobby Phillips, Jr.

Steve Phillips

**COOKEVILLE CITY COUNCIL
MINUTES
DECEMBER 2, 2010**

Councilman Albrecht made a motion, seconded by Councilman Anderson, to approve declaring the property located at 899 Fireside Drive as surplus and selling at \$2.20 per sq. feet, subject to retention of utilities. Upon call for a vote, the following voted aye:

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

**CONSIDER AUTHORIZING
WALLER LANSDEN DORTCH
& DAVIS, LLP AS BOND
COUNSEL FOR THE \$7.2
MILLION GENERAL
OBLIGATION INDUSTRIAL
AND BUSINESS PARK BONDS,
SERIES 2010**

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve authorizing Waller Lansden Dortch & Davis, LLP as bond counsel for \$7.2 million bond issue as recommended. Upon call for a vote, the following voted aye:

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

**CONSIDER AWARDED BID FOR
THE CONSTRUCTION OF THE
HIGHLANDS BUSINESS PARK
ROAD**

**CITY OF COOKEVILLE
BID TABULATION RECORD
HIGHLANDS BUSINESS PARK**

DEPARTMENT Public Works
BIDS OPENED BY: Greg Brown
OPENING WITNESSED BY: Tracy Meggs

DATE OF BID OPENING: November 18, 2010
TIME OF BID OPENING: 2:00 pm

BIDDERS	TOTAL BASE BID	ALTERNATE A	ALTERNATE B
HIGHWAYS, INC	\$13,150,278.52	\$12,944,238.52	\$13,194,524.52
LOJAC ENTERPRISES	\$14,643,567.19	\$14,458,647.19	\$14,682,996.89
CLEARY CONSTRUCTION	\$14,805,689.30	\$14,631,447.30	\$14,847,018.10
J & S CONSTRUCTION	\$15,847,378.62	\$15,970,328.62	\$15,931,624.84

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM HIGHWAYS, INC. Alternate A

BE AWARDED FOR THE FOLLOWING REASON: LOW BIDDER

Greg Brown
RECOMMENDED: DEPT. DIRECTOR

Nick Dill
BUDGET AVAILABILITY: FINANCE DIRECTOR

Jim Woodford
APPROVAL: CITY MANAGER

**COOKEVILLE CITY COUNCIL
MINUTES
DECEMBER 2, 2010**

Councilman Anderson made a motion, seconded by Councilman Albrecht, to award the bid for construction of the Highlands Business Park Road as recommended. Upon call for a vote, the following voted aye:

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

**CONSIDER AWARDING BID FOR
ONE (1) SERVICE TRUCK –
ELECTRIC DEPARTMENT**

CITY OF COOKEVILLE
ELECTRIC DEPT.
BID TABULATION SCHEDULE
BID NOTICE # 10110501

DATE OF BID OPENING: 11-18-2010
BIDS OPENED BY: Glenn Greenwood
BIDS WITNESSED BY: Donald Stockton
DEPARTMENT: Electric
TIME: 2:00 PM CST

BIDDERS	2011 Yr. Model 3/4 Ton Diesel Work Truck	QTY							
Cookeville Ford		1	\$ 30,785.00						
Alexander Chevrolet			\$ 34,359.00						
Alexander Dodge			\$ 31,462.00						
Carlen Chevrolet			No Bid						
Cumberland Dodge			No Bid						
Edd Rogers Chevrolet			No Bid						

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Cookeville Ford

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

RECOMMENDED: DEPT. HEAD

APPROVAL: CITY MANAGER

Councilman Albrecht made a motion, seconded by Councilman Woodford, to award the service truck bid as recommended. Upon call for a vote, the following voted aye:

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

HEARING OF CITIZENS AND/OR DELEGATIONS:

Mayor Swallows announced the TSSAA Football Tournaments at TTU will be on December 2nd, 3rd, & 4th.

**COOKEVILLE CITY COUNCIL
MINUTES
DECEMBER 2, 2010**

There being no further business to discuss, Councilman Anderson made a motion, seconded by Councilman Woodford, to adjourn the meeting at 6:15 p.m. Upon call for a vote, the following voted aye:

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

ABSENT: Vice-Mayor Larry Epps

The City Clerk announced that the motion carried.

Matt Swallows, Mayor

ATTEST:

Cathy McClain, City Clerk