

**COOKEVILLE CITY COUNCIL
REGULAR MEETING
DECEMBER 6, 2012
5:30 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, December 6, 2012, at 5:30 p.m., in the Municipal Building, 45 East Broad Street. Mayor Swallows called for a moment of silent prayer, and led the audience in the Pledge of Allegiance. 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 Alma Anderson
Councilman Connie Albrecht
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 Woodford, to approve the agenda as submitted. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

OLD BUSINESS:

**CONSIDER APPROVAL OF
MINUTES OF COUNCIL
MEETING HELD ON
NOVEMBER 15, 2012**

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 Woodford. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

**COOKEVILLE CITY COUNCIL
MINUTES
DECEMBER 6, 2012**

**CONSIDER ON SECOND AND FINAL
READING ORDINANCE #O12-10-19,
ANNEXATION AND ZONING OF
BENNETT ROAD EXTENSION
AREA**

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve on second and final reading Ordinance #O12-10-19.

Pat Grimes requested it be reflected in the minutes that her family had requested that the right of way for the Bennett Road Extension be shifted 80' to the east onto the adjacent property.

Mark Grimes requested CL zoning for an additional portion of his property control map 039, parcel 207.00.

Vice-Mayor Epps made a motion, seconded by Councilman Albrecht, to amend the motion to zone an additional portion of control map 039, parcel 207.00 to match the current Southern Boundary of the CL zoning on adjacent properties. Upon call for a vote on the amendment to the motion, the following voted aye:

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

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

The City Clerk announced that the amended motion carried.

CONSENT AGENDA:

**SET A DATE (1-3-13) FOR A
PUBLIC HEARING ON
ORDINANCE #O12-12-22,
AMENDMENTS TO THE
ZONING CODE RELATIVE
TO ASSISTED LIVING/
RESIDENTIAL CARE
FACILITIES AS PERMITTED
USES IN THE PRD & CL
DISTRICTS**

**COOKEVILLE CITY COUNCIL
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**SET A DATE (1-3-13) FOR A
PUBLIC HEARING ON
ORDINANCE #O12-12-23,
AMENDMENTS TO THE
ZONING CODE SECTION
205, PARKING REQUIRE-
MENTS, RELATIVE TO
MODIFYING THE
MINIMUM PARKING
REQUIREMENTS FOR
CERTAIN USES AND
INSERTING PROVISIONS
FOR DEFERRED PARKING**

**CONSIDER AWARDED BIDS FOR
TRANSFORMERS, LUMINAIRES
& CABLE – ELECTRIC DEPT.**

**CITY OF COOKEVILLE
ELECTRIC DEPT.
BID TABULATION SCHEDULE
BID NOTICE # 12110601**

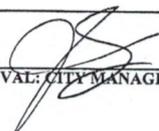
DATE OF BID OPENING: 11-26-2012 TIME: 2:00 PM CST
 BIDS OPENED BY: Glenn Greenwood
 BIDS WITNESSED BY: Brandon Jones
 DEPARTMENT: Electric

BIDDERS	QTY	item 1		item 2		item3		item 4	
		5 Kva Csp Transformer 6	evaluated cost	37.5 Kva Con Transformer 6	evaluated cost	75 Kva Csp Transformer 6	evaluated cost	50 Kva Csp Transformer 6	evaluated cost
HD Supply		\$ 595.00 \$ 3,570.00	\$ 800.89	\$ 1,033.00 \$ 6,198.00	\$ 1,784.05	\$ 2,109.00 \$ 12,654.00	\$ 3,636.01	\$ 1,433.00 \$ 8,598.00	\$ 2,505.97
Gresco		\$ 560.00 \$ 3,360.00	\$ 760.65	\$ 970.00 \$ 5,820.00	\$ 1,711.61	\$ 1,980.00 \$ 11,880.00	\$ 3,487.69	\$ 1,345.00 \$ 8,070.00	\$ 2,404.79
Deco		\$ 509.00 \$ 3,054.00	\$ 698.46	\$ 1,084.00 \$ 6,504.00	\$ 1,875.04	No Bid No Bid	No Bid	\$ 1,501.00 \$ 9,006.00	\$ 2,669.17
Power Supply		\$ 525.30 \$ 3,151.80	\$ 674.74	\$ 1,002.00 \$ 6,012.00	\$ 1,706.85	\$ 1,909.00 \$ 11,454.00	\$ 3,398.91	\$ 1,196.00 \$ 7,176.00	\$ 2,203.27
Utilicor		\$ 673.00 \$ 4,038.00	\$ 871.53	\$ 980.00 \$ 5,880.00	\$ 1,756.59	\$ 2,042.00 \$ 12,252.00	\$ 3,640.42	\$ 1,220.00 \$ 7,320.00	\$ 2,297.40

WE, THE UNDERSIGNED DO HEREBY RECOMMEND THE BID FROM Power Supply

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


 RECOMMENDED: DEPT. HEAD


 APPROVAL: CITY MANAGER

**COOKEVILLE CITY COUNCIL
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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
Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht
Councilman Jim Woodford

The City Clerk announced that the motion carried.

NEW BUSINESS:

**HOLD A PUBLIC HEARING AND
CONSIDER ON FIRST READING
ORDINANCE #O12-11-20,
AMENDING THE ZONING
CODE SECTION 231, SRA,
SINKHOLE RETENTION
AREA**

Section 231 SRA – Proposed Revisions

- Findings of facts, statements of purpose and objectives, and sinkhole related definitions added
- Development activity within a sinkhole retention area will require the submittal of a sinkhole terrain survey
- Development within a sinkhole retention area will require the establishment of a buffer area
- Requirements will apply when a previously unknown karst geological feature is discovered during a development activity

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve on first reading Ordinance #O12-11-20. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

**CONSIDER DECLARING AS
SURPLUS AND FOR SALE
OR LEASE OF CITY OWNED
PROPERTY FOR PARCEL
ID 53H-F-10.00 LOCATED
AT THE NORTHWEST
INTERSECTION OF
BUFFALO VALLEY
ROAD AND WEST
JACKSON STREET**

**COOKEVILLE CITY COUNCIL
MINUTES
DECEMBER 6, 2012**

From: Bryant Presley [mailto:bkp760@me.com]
Sent: Friday, October 05, 2012 2:30 PM
To: Jim Shipley
Subject: Buffalo Valley Road parcel of land

Jim,

Per our conversation this week, please consider the following two options on the following parcel:

Map: 053I **Grp:** F **Ctrl Map:** 053H **Parcel:** 010.00

Due to the purchase of Cookeville Funeral Home by my son, Seth Lee Presley and me, we need this parcel for parking.

- 1) Please consider declaring this property surplus and selling it to us at appraised value.....(I understand the sealed bid process).
- 2) If we are unable to buy the property per #1, please consider a 5-10, or longer lease to us to use for parking.

Respectfully,

Bryant K. Presley
931-260-7445

Councilman Anderson made a motion, seconded by Councilman Woodford, to declare as surplus & sell to the highest bidder the City owned property parcel ID 53H-F-10.00.

Councilman Anderson made a motion, seconded by Councilman Albrecht, to amend the motion to sell the City owned property at auction within sixty (60) days from 12-6-12 with a minimum price of \$90,000.00. Upon call for a vote on the amendment to the motion, the following voted aye:

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

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

The City Clerk announced that the amended motion carried.

**CONSIDER AUTHORIZING
THE CITY MANAGER TO
EXECUTE A CHANGE
ORDER ON THE WATER
PLANT UPGRADE AND
EXPANSION PROJECT**

**COOKEVILLE CITY COUNCIL
MINUTES
DECEMBER 6, 2012**

TO: City Council
City Manager

FROM: Ronnie J. Kelly, Director *RJK*

DATE: November 29, 2012

SUBJ: Proposed Change Order #1 – Water Plant Upgrade Project

During the next City Council meeting I will be seeking authorization for the City Manager to execute a change order on the Water Plant Upgrade and Expansion Project construction contract. There are several revisions that need to be addressed to assure a viable long term project. We have also found a couple of ways to reduce costs in the project and have included those deductions to help offset the change order totals.

The original construction contract price totaled \$6,951,000. The proposed change order increases the construction cost by \$44,319.00, or approximately 0.64% of the bid price. With the project approximately 50% complete, we believe the proposed changes are well within expectations on a project of this magnitude.

If you have any questions concerning this matter please feel free to give me a call.

Councilman Anderson made a motion, seconded by Councilman Woodford, to authorize the City Manager to execute the change order on the Water Plant Upgrade and Expansion Project as recommended. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

HEARING OF CITIZENS AND/OR DELEGATIONS:

Councilman Woodford thanked all the volunteers that helped with the TSSAA BlueCross Bowl & announced that the All-Stars Football games (East vs. West) will be at TTU on 12-8-12.

Mayor Swallows & Councilman Anderson reminded everyone to shop local!!!

There being no further business to discuss, Councilman Woodford made a motion, seconded by Councilman Albrecht, to adjourn the meeting at 6:10 p.m. Upon call for a vote, the following voted aye:

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

The City Clerk announced that the motion carried.

Matt Swallows, Mayor

ATTEST:

Cathy McClain, City Clerk