

**COOKEVILLE CITY COUNCIL
REGULAR MEETING
MARCH 6, 2014
5:30 P.M.**

The Council of the City of Cookeville met in regular session on Thursday, March 6, 2014, at 5:30 p.m., in the Municipal Building, 45 East Broad Street. Mayor Swallows called for a moment of silence, 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, City Attorney.

**CONSIDER APPROVAL OF
AGENDA AS PRESENTED**

City Manager Jim Shipley requested to add item #7 – consider approval to purchase twenty-seven (27) Lenovo L440 notebook computers, thirty-two (32) AC/DC adapters and five (5) Lenovo M83 desktop computers (state wide contract) – Police Department.

Councilman Anderson made a motion, seconded by Councilman Woodford, to add item #7 and approve the agenda as amended. 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
FEBRUARY 20, 2014**

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
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NEW BUSINESS:

**HOLD A PUBLIC HEARING
AND CONSIDER ON FIRST
READING ORDINANCE
#O14-02-01, REZONING 20
SOUTH WHITNEY AVENUE
(TAX MAP #53G-G-2.00, 2.01
& 3.00) FROM CL (LOCAL
COMMERCIAL) TO CG
(GENERAL COMMERCIAL)**

James Mills, Planning Department Director, stated that Tim Stover, owner of Stover's Liquidation, submitted the rezoning request.

Councilman Woodford made a motion, seconded by Mayor Swallows, to approve on first reading Ordinance #O14-02-01.

Several people spoke in opposition to the rezoning.

Tim Stover thanked the City Council for their time.

Councilman Anderson called to question. 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.

Upon call for a vote, the following voted aye:

Mayor Matt Swallows
Councilman Jim Woodford

NAY: Vice-Mayor Larry Epps
Councilman Alma Anderson
Councilman Connie Albrecht

The City Clerk announced that the motion failed.

**HOLD A PUBLIC HEARING
AND CONSIDER ON FIRST
READING ORDINANCE
#O14-02-02, AMENDMENT
TO THE ZONING CODE
RELATING TO APPROVAL
OF PROPERTY OWNERS
REQUIREMENTS FOR
ESTABLISHMENTS OF HS
DISTRICT OVERLAY
ZONING**

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Councilman Anderson made a motion, seconded by Councilman Woodford, to approve on first reading Ordinance #O14-02-02. 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 RESOLUTION
#R14-03-08, AUTHORIZING
THE MAYOR TO SUBMIT
AN APPLICATION TO
THDA FOR THE HOME
GRANT PROGRAM**

Melinda Keifer, Economic & Community Development Coordinator, reported the following:

THDA HOME Grant

Grant Amount

The maximum HOME grant is \$500,000. Applicants must apply for at least \$100,000. There is a \$750,000 maximum that can be awarded to any one county if there are multiple grant applications from that county.

The grant would be of no cost to the city and does not require a match.

Unlike CDBG (community block development grants), the THDA grants can be used for houses all over the City of Algood. UCDD would oversee this program, and have (the homeowners) apply and rank them by need, and do the same as they do with CBDG. But it's not restricted to a block or street. It could be any home or town that needs help.

Homeowner rehabilitation programs.

Housing Rehabilitation: The use of HOME funds will be limited to the rehabilitation of existing housing units. A maximum of \$40,000 per house for rehabilitation costs (excluding building inspections, LBP inspections, energy related inspections, administration) will be allowed. Dilapidated structures which require reconstruction are not eligible and should not be scored. Priority should be given to repair or replacement of roofs, HVAC systems, electrical systems, plumbing systems, foundation problems, water supply issues, exterior painting to maintain the structure, limited interior painting. The structure must exhibit at least one code violation as revealed by a code inspection.

HOME regulations require that after the work is complete, the entire structure must meet the building code in force for that location or the applicable edition of the International Code. Units assisted with HOME funds must require at least \$1,000 of rehabilitation work to bring the unit into compliance with the applicable codes. Structures that cannot be brought up to code within the maximum grant funds would be ineligible.

HOME funds may be used to benefit only low-income or very low-income households. "Low income households" means an individual or household whose income does not exceed 80% of the area median income, adjusted for household size. Income limits for Putnam County are:

Family of 1: \$28,250	Family of 2: \$32,250	Family of 3: \$36,300
Family of 4: \$40,300	Family of 5: \$43,350	Family of 6: \$46,750
Family of 7: \$50,000	Family of 8: \$53,200	

Councilman Anderson made a motion, seconded by Councilman Woodford, to adopt Resolution #R14-03-08. 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
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**CONSIDER APPROVAL OF
AGREEMENT WITH EAST
TENNESSEE NATURAL
PIPELINE AND TEXAS
PIPELINE FOR
ADDITIONAL GAS
TRANSPORTATION
CAPACITY**

MEMORANDUM

TO: City Council Members
FROM: Jeff Mills, Gas Department Director 
DATE: February 28th, 2014
RE: **ADDITIONAL GAS TRANSPORTATION CAPACITY**

Due to the recent winter months' extreme weather conditions, it has given us an enhanced prospective on our system's deliverability from our pipeline suppliers, East Tennessee Natural Gas and Texas Eastern Pipeline.

The Cookeville Gas Department is proposing entering into agreements with ETNG and Texas Eastern to increase our demand transportation capacity. The increased pipe capacity will allow us to insure the guaranteed delivery of gas to our firm residential, commercial and industrial customers on peak consumption days, as well as provide anticipated capacities for future system growth. Extra pipeline capacity on this segment of ETNG is difficult to obtain due to availability. We were able to obtain 2,000 dekatherms per day capacity, which is applicable for our plan for the future industrial and community growth we are anticipating. Two thousand dekatherms per day will increase our daily delivery capacity by 19.4% which we expect to manage our growth needs for several years to come.

The disadvantage of having the extra delivery demand capacity is the cost. The demand charge is calculated from contract amount and paid per that quantity whether actual transportation of the gas is delivered daily or not. The ETNG capacity is calculated at their standard Tariff rate and the Texas Eastern Pipeline capacity rate is a negotiated rate that is lower than their standard Tariff rate. The additional demand cost will be \$290,540 per year. We have the means to fund this cost so we are not proposing any base rate increases at this time.

The advantage however insures the CGD of having the transportation capacity needed to have gas delivered as the consumption needs increase. Due to the difficulty we have encountered in

trying to locate extra pipeline capacity, we feel fortunate to have been able to pinpoint the needed capacity, and reach a contractual agreement to acquire it.

Our concern is if we do not obtain the capacity while we have the opportunity, and as future demand necessitates additional capacity, we may not be able to establish the needed capability with the pipeline for the transportation for our future growth.

I am happy to answer any questions you may have and appreciate your consideration.

Councilman Anderson made a motion to approve the agreement for additional gas transportation capacity, due to a high demand.

Councilman Anderson withdrew her original motion, due to being advised that this needs to be approved as an emergency item.

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve the emergency agreement (effective 3-1-14) for additional gas transportation capacity 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.

**COOKEVILLE CITY COUNCIL
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**CONSIDER APPROVAL TO
PURCHASE TWENTY-SEVEN
(27) LENOVO L440
NOTEBOOK COMPUTERS,
THIRTY-TWO (32) AC/DC
ADAPTERS AND FIVE (5)
LENOVO M83 DESKTOP
COMPUTERS (STATE
WIDE CONTRACT) –
POLICE DEPARTMENT**

MDT/Computer Replacements

- Lenovo L440 Notebook – State Contract #3005 Line #1
 - 27 Machines @ \$588.37, Total \$15,885.99
 - Lenovo AC/DC Automobile Adapter – State Contract #3005 Line #8
 - 32 Adapters @ \$77.74, Total \$ 2,487.68
 - Lenovo M83 Desktop – State Contract #3005 Line #17
 - 3 Machines @ \$565.00 Total \$1,695.00
 - **Total Expenditure: \$ 20,068.67**
-
- Microsoft has designated April 8, 2014, as the End of Life (EOL) for Windows XP
 - Must replace these computers to meet Criminal Justice Information Services (CJIS) Division standards

Councilman Anderson made a motion, seconded by Councilman Woodford, to approve the purchase of computers/adaptors 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:

Some of the Westside property owners spoke concerning the CL (Local Commercial) zone & regulations for outside storage under a covered roof.

James Mills, Planning Department Director, advised that he is currently working on proposed revisions to the zoning code including methods of overlay, but needs to create a vision for the downtown area.

**COOKEVILLE CITY COUNCIL
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There being no further business to discuss, Councilman Woodford made a motion, seconded by Councilman Anderson, to adjourn the meeting at 6:40 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