

OAK RIDGE CITY COUNCIL MEETING
Municipal Building Courtroom

April 9, 2018 - 7:00 p.m.

AGENDA

I. INVOCATION

Elder Annette Flynn, First United Methodist Church

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PROCLAMATIONS AND PUBLIC RECOGNITIONS

Public Recognitions

Proclamations

- a. A proclamation recognizing the Robertsville Middle School cube satellite launch
- b. A proclamation recognizing the Oak Ridge High School Science Bowl team
- c. A proclamation designating April 15, 2018 as Holocaust Remembrance Day
- d. A proclamation designating April 16-20, 2018 as the Week of the Young Child
- e. A proclamation designating April, 2018 as Child Abuse Prevention Month
- f. A proclamation designating April, 2018 as Fair Housing Month

V. SPECIAL REPORTS

- a. Capital Improvements Program Transmittal – Steve Whitson, Chair, Oak Ridge Municipal Planning Commission

VI. CONSENT AGENDA

- a. Approval of March 12, 2018 City Council regular meeting minutes

VII. PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

Public Hearing

- a. AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCEL 9.00, TAX MAP 106, FORMERLY KNOWN AS PARCEL G (APPROXIMATELY 20.96 ACRES), FROM FIR, FEDERAL INDUSTRY AND RESEARCH DISTRICT, TO IND-2, IMDO INDUSTRIAL MANHATTAN DISTRICT OVERLAY, SAID PARCEL BEING LOCATED ON BETHEL VALLEY ROAD SOUTH OF COMMERCE PARK.

VIII. FINAL ADOPTION OF ORDINANCES

Public Hearing and Final Adoption of Ordinances

- a. AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE, BY DELETING SUBSECTION 1.C.(1) OF SECTION 14.12, TITLED "SIGNS FOR COMMUNITY BUSINESS DISTRICTS," AND SUBSTITUTING THEREFOR A NEW SUBSECTION 1.C.(1) TO CORRECT A CONFLICT REGARDING WALL SIGNS IN COMMUNITY BUSINESS DISTRICTS FOR BUILDINGS WITH STREET FRONTAGE ON MORE THAN ONE STREET.

Final Adoption of Ordinances

- a. AN ORDINANCE TO AMEND TITLE 10, TITLED "ANIMAL CONTROL," CHAPTER 1, TITLED "GENERAL PROVISIONS," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 10-118, TITLED "IMPROPER CARE OF ANIMALS PROHIBITED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 10-118, TITLED "IMPROPER CARE OF ANIMALS PROHIBITED," TO SET FORTH SPECIFICATIONS FOR DOGHOUSES AND SIMILAR SHELTERS TO PROVIDE INSULATION AND PROTECTION FROM THE ELEMENTS.
- b. AN ORDINANCE TO AMEND TITLE 2, TITLED "BOARDS AND COMMISSIONS, ETC.," CHAPTER 1, TITLED "MISCELLANEOUS," SECTION 2-101, TITLED "MEMBERSHIP TO BOARDS AND COMMISSIONS; RESIDENCY REQUIRED," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, TO WAIVE THE RESIDENCY REQUIREMENT FOR THE TRADE LICENSING BOARD UPON CERTAIN CONDITIONS.
- c. AN ORDINANCE ABANDONING A PORTION OF WEST MADISON LANE RIGHT-OF-WAY UPON CERTAIN CONDITIONS BEING MET BY THE ADJACENT PROPERTY OWNER.
- d. AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCEL 1.30, TAX MAP 30, (APPROXIMATELY 5.88 ACRES) FROM FIR, FEDERAL INDUSTRY AND RESEARCH DISTRICT, TO IND-2, IMDO INDUSTRIAL MANHATTAN DISTRICT OVERLAY, SAID PARCEL BEING LOCATED AT 615 AMERICUS AVENUE.

IX. RESOLUTIONS

- a. A RESOLUTION AWARDED A CONTRACT (FY2018-137) TO ADAMS & SONS, INC., SEVIERVILLE, TENNESSEE, FOR THE TENNESSEE AVENUE WATERLINE AND ROADWAY IMPROVEMENTS PROJECT IN THE ESTIMATED AMOUNT OF \$939,670.00.
- b. A RESOLUTION AWARDED A CONTRACT (FY2018-142) TO ROGERS GROUP, INC., KNOXVILLE, TENNESSEE, FOR STREET MILLING AND RESURFACING OF DESIGNATED CITY STREETS IN THE ESTIMATED AMOUNT OF \$576,783.25.
- c. A RESOLUTION REAPPOINTING HUGH B. WARD, JR., TO THE OFFICE OF ADMINISTRATIVE HEARING OFFICER AND APPROVING THE ASSOCIATED FOUR-YEAR AGREEMENT.
- d. A RESOLUTION AUTHORIZING A FORTY-EIGHT MONTH LEASE AGREEMENT WITH CLUB CAR, LLC, EVANS, GEORGIA, TO LEASE GOLF CARTS FOR TENNESSEE CENTENNIAL GOLF COURSE IN THE ESTIMATED AMOUNT OF \$88,536.00 PER YEAR.

- e. A RESOLUTION AUTHORIZING THE EXPENDITURE OF APPROXIMATELY \$34,377.00 FROM THE EQUIPMENT REPLACEMENT FUND FOR THE PURCHASE OF ONE (1) CHEVROLET TAHOE FOR THE FIRE DEPARTMENT UTILIZING STATE CONTRACT PRICING.
- f. A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TENNESSEE VALLEY AUTHORITY (TVA) TO AMEND THE GREEN POWER PROVIDERS PROGRAM.

X. APPEARANCE OF CITIZENS

XI. ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

- a. Elections/Appointments
- b. Announcements
- c. Scheduling

XII. COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

XIII. SUMMARY OF CURRENT EVENTS

- a. CITY MANAGER'S REPORT
- b. CITY ATTORNEY'S REPORT

XIV. ADJOURNMENT

PROCLAMATIONS

CITY CLERK MEMORANDUM
18-07

DATE: March 23, 2018
TO: Honorable Mayor and Members of City Council
FROM: Mary Beth Hickman, City Clerk
SUBJECT: PROCLAMATIONS FOR THE APRIL 9, 2018 CITY COUNCIL MEETING AGENDA

The following proclamations are presented for the April 9, 2018 City Council meeting for the City Council's consideration:

A proclamation recognizing the Robertsville Middle School cube satellite launch

This request was submitted by Councilmember Jim Dodson to honor Robertsville Middle School students for being the first middle school selected by NASA to participate in the Cube Satellite Launch Initiative.

A proclamation honoring the Oak Ridge High School Science Bowl Team

This request was submitted by Councilmember Jim Dodson to honor the Oak Ridge High School Science Bowl Team for placing first in the Tennessee Science Bowl on February 24, 2018. The team will be advancing to the National Science Bowl April 26-30, 2018 in Washington, D.C.

A proclamation designating April 15, 2018 as Holocaust Remembrance Day

This request was submitted by Rhonda Bogard from the Jewish Congregation of Oak Ridge (JCOR) to designate April 15, 2018 as Holocaust Remembrance Day in the City of Oak Ridge. JCOR is partnering with the Unitarian Universalist Church to hold a Holocaust Remembrance Service on Sunday, April 15th at the Jewish Congregation of Oak Ridge. The remembrance service is an annual event that is open to the public, and typically a member of City Council attends representing the City.

A proclamation designating April 16-20, 2018 as *The Week of the Young Child*

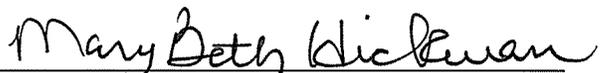
This request was submitted by Tribby Kelly, Family and Community Engagement Compliance Monitor with the Oak Ridge Preschool in honor of *The Week of the Young Child*. *The Week of the Young Child* is an annual celebration sponsored by the National Association for the Education of Young Children (NAEYC), the world's largest early childhood education association.

A proclamation designating April, 2018 as Child Abuse Prevention Month

This request was submitted by Susan Moore, Regional Program Manager of Prevent Child Abuse of Tennessee. Ms. Moore will be in attendance to accept the proclamation.

A proclamation designating April, 2018 as Fair Housing Month

This request was submitted by Wayne Blasius, Community Development Director, to designate April, 2018 as Fair Housing Month. Approval of the proclamation is encouraged by the U.S. Department of Housing and Urban Development as part of the City's participation in the Community Development Block Grant Program. Mr. Blasius will be in attendance to accept the proclamation.


Mary Beth Hickman

Attachments:

Proclamation recognizing the Robertsville Middle School cube satellite launch

Proclamation honoring the Oak Ridge High School Science Bowl Team

Proclamation designating April 15, 2018 as Holocaust Remembrance Day

Proclamation designating April 16-20, 2018 as *The Week of the Young Child*

Proclamation designating April, 2018 as Child Abuse Prevention Month

Proclamation designating April, 2018 as Fair Housing Month

PROCLAMATION

WHEREAS, in November, 2017, a team of Robertsville Middle School students, educators and Oak Ridge scientists submitted a proposal to NASA for their Cube Satellite Launch Initiative (CSLI) in hopes of sending a student-designed nanosatellite named "RamSat" into space; and

WHEREAS, CSLI provides opportunities for small satellite payloads built by various schools and non-profit organizations to fly on upcoming launches as well as a low-cost pathway to conduct scientific investigations in space and hands-on development experiences; and

WHEREAS, in March, 2018 Robertsville Middle School became the first middle school to ever be selected by NASA for this impressive program; and

WHEREAS, the Robertsville Middle School proposal created student-driven STEM-based lessons addressing educational development needs relevant to NASA's strategic goals; and

WHEREAS, the students' targeted mission for their RamSat is to send a small camera and radio encased in a 2U nanosatellite that will relay data and images from space back to earth, and with this information, they will study reforestation patterns of vegetation lost in forest fires; and

WHEREAS, the Robertsville Middle School project is included on a prestigious list of organizations whose projects have been prioritized, including Cornell University, Embry-Riddle Aeronautical University, Massachusetts Institute of Technology, NASA's Ames Research Center, NASA's Marshall Space Flight Center, University of California and AMSAT, the Radio Amateur Satellite Corporation; and

WHEREAS, students will have a chance to design, build and carry out a satellite mission; they will be mission scientists, communication specialists and logistics experts; they will calculate orbits, learn to aim the satellite camera at selected targets, radio their commands to RamSat and receive and interpret digital data streams; and

WHEREAS, under the leadership of STEM instructor Todd Livesay, numerous officials from the Oak Ridge Schools, volunteers from Oak Ridge National Laboratory, Y-12 National Security Complex and the Oak Ridge community, and in partnership with the Marshall Space Flight Center, the RamSat project stands on the cutting edge of technology that could be utilized in various capacities by NASA in the years to come; and

WHEREAS, the City is fortunate to have such outstanding young men and women participating in this project, along with their instructors and mentors, as part of the Oak Ridge community.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

that the City congratulates the students at Robertsville Middle School for creation of the amazing RamSat project, which will make a valuable contribution to the field of space technology and in the solving of complex problems facing our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oak Ridge to be affixed, this the 9th day of April in the year 2018.

WARREN L. GOOCH, MAYOR

PROCLAMATION

WHEREAS, the Tennessee Science Bowl was held on February 24, 2018 on the Blount County campus of Pellissippi State Community College; and

WHEREAS, the Tennessee Science Bowl is the nation's third largest regional competition, with fifty-nine high schools from across Tennessee participating; and

WHEREAS, the regional bowl prepares students to compete nationally with other students from across the United States to test their knowledge in broad science disciplines, including chemistry, biology, physics and energy; and

WHEREAS, major sponsors of the Tennessee Science Bowl include the Department of Energy-Office of Science, Oak Ridge Associated Universities, Oak Ridge Institute for Science and Education, Consolidated Nuclear Security, LLC, and Pellissippi State Community College, with Tennessee Valley Authority and Radio Systems Corporation providing major financial support; and

WHEREAS, Oak Ridge High School placed first in the annual competition and received an all-expenses-paid trip to the United States Department of Energy National Science Bowl in Washington, D.C, held April 26-30, 2018, as well as a \$1,000 cash prize and a first place trophy; and

WHEREAS, in a fiercely competitive event, the Oak Ridge High School team demonstrated their passion for the sciences and, for many of them, a dream of a future career in science; and

WHEREAS, the Oak Ridge High School Science Bowl team includes Joe Andress, Melody Guo, Batu Odbadrakh, Steven Qu and Henry Shen; and

WHEREAS, the City is fortunate to have such outstanding young men and women as part of the Oak Ridge community that represent our science and technology leaders of tomorrow.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

that the City congratulates the Oak Ridge High School Science Bowl Team for their impressive first place finish in the Tennessee Science Bowl and wishes the team the best of luck as they represent our city in the National Science Bowl in April.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oak Ridge to be affixed, this the 9th day of April in the year 2018.

WARREN L. GOOCH, MAYOR

PROCLAMATION

WHEREAS, the United States Congress established the Days of Remembrance as the Nation's annual commemoration of the Holocaust, which this year is observed from Sunday, April 8th to Sunday, April 15th with the official Day of Remembrance on April 15th; and

WHEREAS, the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments to ensure that lessons of tolerance and respect for all people are taught into perpetuity; and

WHEREAS, we the citizens of the City of Oak Ridge should always remember the tragic events of the Holocaust and remain vigilant against hatred, persecution, and tyranny; and

WHEREAS, the Jewish Congregation of Oak Ridge (JCOR) and the Oak Ridge Unitarian Universalist Church have partnered together for a Study of the Holocaust and for a Holocaust Memorial Service on April 15th from 3:00 to 4:00 p.m. at the JCOR sanctuary, which is open to the public; and

WHEREAS, the Holocaust Memorial Service will honor those that lost their lives, the survivors, and those that risked their own lives for their neighbors; and

WHEREAS, we are fortunate that Holocaust survivors have been willing to share their memories of this gross inhumanity in spite of their pain, and we are losing these survivors at a rapid pace, making their testimony even more critical; and

WHEREAS, as Holocaust survivor, teacher and Oak Ridge resident Mira Kimmelman was liberated from Bergen-Belsen on April 15, 1945, this Holocaust remembrance service honors not only those who died but also those who were liberated, and serves to educate future generations so that the many sacrifices will not be forgotten.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE, that April 15, 2018 be proclaimed

HOLOCAUST REMEMBRANCE DAY

in the City of Oak Ridge, Tennessee, and encourage all citizens to remember those whose lives were lost or forever affected during this time in our world's history.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oak Ridge to be affixed, this the 9th day of April in the year 2018.

WARREN L. GOOCH
MAYOR

PROCLAMATION

WHEREAS, *The Week of the Young Child* is an annual celebration sponsored by the National Association for the Education of Young Children (NAEYC), the world's largest early childhood educational association, with nearly 60,000 members and a network of 50 local, state and regional affiliates; and

WHEREAS, the purpose of *The Week of the Young Child* is to focus public attention on the needs of young children and their families as well as to recognize the early childhood programs and services that meet those needs; and

WHEREAS, *The Week of the Young Child* was first established in 1971 in recognition that the early childhood years (birth through age 8) lay the foundation for children's success in school and later life; and

WHEREAS, all young children and their families across the nation, and in Oak Ridge, deserve access to high-quality early education and care; and

WHEREAS, high quality early childhood services represent a worthy commitment to our children's future; and

WHEREAS, public policies that support early learning for all young children are crucial to ensuring the quality of life for our future leaders and citizens; and

WHEREAS, *The Week of the Young Child* is a time to recognize that children's opportunities are our responsibilities and to ensure that each and every child experiences the type of early environment – at home, at child care at school and in the community – that will promote their early learning.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE that April 16-20, 2018 be proclaimed

THE WEEK OF THE YOUNG CHILD

in the City of Oak Ridge, Tennessee, and that all citizens be urged to support the needs of young children in our community and to recognize teachers, organizations and others who make a difference in the lives of our young children.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oak Ridge to be affixed, this the 9th day of April in the year 2018.

WARREN L. GOOCH
MAYOR

PROCLAMATION

WHEREAS, Tennessee's future prosperity depends on nurturing the healthy development of the children currently living, growing, and learning within our many diverse communities; and

WHEREAS, approximately 4 million children are reported abused and neglected in this country each year; and

WHEREAS, research shows that safe and nurturing relationships and stimulating and stable environments improve brain development and child wellbeing, while neglectful or abusive experiences and unstable or stressful environments increase the odds of poor childhood outcomes; and

WHEREAS, the abuse and neglect of children can cause severe, costly, and lifelong problems affecting all of society, including physical and mental health problems, school failure, and criminal behavior; and

WHEREAS, research also shows that parents and caregivers who have social networks and know how to seek help in times of trouble are more resilient and better able to provide safe environments and nurturing experiences for their children; and

WHEREAS, individuals, businesses, schools, and faith-based and community organizations must make children a top priority and take action to support the physical, social, emotional, and educational development and competency of all children; and

WHEREAS, during the month of April, Prevent Child Abuse Tennessee, along with the Tennessee Children's Trust Fund and Child Abuse Prevention Partners, will be engaging in communities throughout Tennessee in a coordinated effort to prevent child abuse and neglect by promoting awareness of healthy child development, positive parenting practices, and the types of concrete support families need within their communities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE that April, 2018 be proclaimed

CHILD ABUSE PREVENTION MONTH

in the City of Oak Ridge, Tennessee, and that all residents engage in activities that heighten awareness of the negative effects of child abuse within the community and provide a safe and nurturing environment to raise children.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oak Ridge to be affixed, this the 9th day of April in the year 2018.

WARREN L. GOOCH
MAYOR

PROCLAMATION

WHEREAS, each year since the enactment of the National Fair Housing Law, Title VIII of the Civil Rights Act of 1968, the Federal Government designates April, the anniversary month of said law, as “Fair Housing Month”; and

WHEREAS, because fair housing is consistent with the principle of equality and justice for all – a principle upon which our nation was founded – all of us should share in the fight to ensure that fair housing is a reality for all Americans; and

WHEREAS, fair housing is the policy of the City of Oak Ridge. On April 21, 1969, the Oak Ridge City Council adopted a Fair Housing Ordinance, which was one of the first of its kind in the State of Tennessee; and

WHEREAS, implementation of that policy requires the continuing positive commitment, involvement, and support of each one of our citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE, that the month of April, 2018 be proclaimed

FAIR HOUSING MONTH

in the City of Oak Ridge, Tennessee, and that all Oak Ridgers be urged to join in reaffirming the obligation and commitment to fair housing opportunities for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oak Ridge to be affixed, this the 9th day of April in the year 2018.

WARREN L. GOOCH
MAYOR

CONSENT AGENDA

OAK RIDGE CITY COUNCIL MEETING
Municipal Building Courtroom

March 12, 2018

Minutes

The regular meeting of the City Council of the City of Oak Ridge, Tennessee convened at 7:00 p.m. on March 12, 2018 in the Courtroom of the Municipal Building with Mayor Warren L. Gooch presiding.

INVOCATION

The invocation was given by Pastor Robert May with the Oak Ridge Family Bible Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Aaliyah Herron, a student at Jefferson Middle School.

ROLL CALL

Upon roll call the following councilmembers were present: Councilmember Kelly Callison; Mayor Pro Tem Rick Chinn, Jr.; Councilmember Jim Dodson; Mayor Warren L. Gooch; Councilmember Charles J. Hope, Jr.; and Councilmember Hans Vogel. Councilmember Ellen Smith was absent due to her representing the City of Oak Ridge at the National League of Cities Conference.

Also present were Mark S. Watson, City Manager; Kenneth R. Krushenski, City Attorney, Mary Beth Hickman, City Clerk; and Janice McGinnis, Finance Director.

PROCLAMATIONS AND PUBLIC RECOGNITIONS

Public Recognitions

Proclamations

A proclamation recognizing the Jefferson Middle School Atomic Eagles FIRST Lego League Team for their advancement to the World Festival competition in Houston, Texas.

Mayor Pro Tem Chinn moved for approval of the proclamation, and Councilmember Dodson seconded. The proclamation was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

A proclamation honoring Steve Reddick for his selection as Oak Ridge Schools' Teacher of the Year.

Mayor Pro Tem Chinn moved for approval of the proclamation, and Councilmember Hope seconded. The proclamation was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

A proclamation paying tribute to Roane County Commissioner Stephen Kelley.

Mayor Pro Tem Chinn moved for approval of the proclamation, and Councilmember Hope seconded. The proclamation was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

A proclamation honoring Japan consul-General Masami Kinefuchi.

Mayor Pro Tem Chinn moved for approval of the proclamation, and Councilmember Callison seconded. The proclamation was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

A proclamation designating April 8-14, 2018 as Library Week.

Mayor Pro Tem Chinn moved for approval of the proclamation, and Councilmember Vogel seconded. The proclamation was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

SPECIAL REPORTS

Mayor Gooch requested that the agenda be amended to allow Tom Hanrahan to come forward and present an update regarding local housing initiatives, including development at the Preserve at Clinch River. Mayor Pro Tem Chinn moved to amend the agenda to include Mr. Hanrahan's report, and Councilmember Callison seconded. The motion to amend the agenda passed unanimously. Mr. Hanrahan's report was received for the record.

Final Report on the Make Oak Ridge Energy Efficient (MORE₂) Program

Administrative Services Director Bruce Applegate provided a final report on the results of the MORE₂ Program. Mr. Applegate recognized the many partners that assisted with making the program a success, in particular Gilmartin and Associates. Councilmember Callison asked how many homes were served by the program, and Mr. Applegate stated 118. The report was received for the record.

CONSENT AGENDA

Mayor Pro Tem Chinn requested that the following item be removed from the Consent Agenda for discussion:

A RESOLUTION AMENDING THE TRADE LICENSING BOARD'S RULES AND PROCEDURES RELATIVE TO THE RESIDENCY REQUIREMENT FOR MEMBERS.

Councilmember Callison moved for adoption of the Consent Agenda, and Mayor Pro Tem Chinn seconded.

The Consent Agenda was adopted unanimously by voice vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

Approval of the February 12, 2018 City Council regular meeting minutes

Approval of the February 16, 2018 City Council special meeting minutes

Approval of the February 20, 2018 City Council special meeting minutes

A RESOLUTION GRANTING RENEWAL PERMITS TO PERSONS ENGAGED IN THE RETAIL SALE OF ALCOHOLIC BEVERAGES IN THE CITY FOR ONE YEAR.

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH GRESHAM, SMITH AND PARTNERS, KNOXVILLE, TENNESSEE, FOR DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES RELATED TO THE MELTON LAKE DRIVE LIGHTING PROJECT FOR THE ELECTRIC DEPARTMENT IN THE ESTIMATED AMOUNT OF \$48,500.00.

A RESOLUTION AUTHORIZING THE TRANSFER OF A SURPLUS VEHICLE TO THE CITY OF HARRIMAN, TENNESSEE, AT NO COST FOR THEIR USE.

A RESOLUTION AUTHORIZING THE TRANSFER OF A SURPLUS ASPHALT ROLLER TO THE ANDERSON COUNTY WATER AUTHORITY AT NO COST FOR THEIR USE.

PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED “THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE,” BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCEL 1.30, TAX MAP 30, APPROXIMATELY 5.88 ACRES) FROM FIR, FEDERAL INDUSTRY AND RESEARCH DISTRICT, TO IND-2, IMDO INDUSTRIAL MANHATTAN DISTRICT OVERLAY, SAID PARCEL BEING LOCATED AT 615 AMERICUS AVENUE.

Councilmember Dodson moved to open the public hearing, and Councilmember Vogel seconded. Seeing no citizens wishing to speak, Councilmember Hope moved to close the public hearing, and Councilmember Vogel seconded. The motion to close the public hearing passed unanimously by voice vote.

Mayor Pro Tem Chinn moved for approval of the ordinance, and Councilmember Dodson seconded. Community Development Director Wayne Blasius provided an overview of the ordinance and answered questions from Council.

The ordinance was approved unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.” Councilmember Smith was absent.

There was a break in the agenda to consider the following item, which had been removed from the Consent Agenda:

A RESOLUTION AMENDING THE TRADE LICENSING BOARD’S RULES AND PROCEDURES RELATIVE TO THE RESIDENCY REQUIREMENT FOR MEMBERS.

Councilmember Dodson moved for approval of the resolution, and Councilmember Callison seconded. City Attorney Ken Krushenski provided an overview of the resolution and answered questions from Council.

Mayor Pro Tem Chinn expressed his concerns about setting a precedent for allowing non-residents to serve on City Boards. Mr. Krushenski pointed out that an exception to the residency requirement currently exists for hotel representatives on the Convention and Visitors Bureau/Explore Oak Ridge Board and that the suggested amendment to the Trade Licensing Board’s bylaws provides that preference be given to City residents.

The resolution was approved by board vote with Councilmembers Callison, Dodson, Hope, Vogel and Mayor Gooch voting “Aye” and Mayor Pro Tem Chinn voting “No.” Councilmember Smith was absent.

First Reading

AN ORDINANCE TO AMEND TITLE 10, TITLED “ANIMAL CONTROL,” CHAPTER 1, TITLED “GENERAL PROVISIONS,” OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 10-118, TITLED “IMPROPER CARE OF ANIMALS PROHIBITED,” IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 10-118, TITLED “IMPROPER CARE OF ANIMALS PROHIBITED,” TO SET FORTH SPECIFICATIONS FOR DOGHOUSES AND SIMILAR SHELTERS TO PROVIDE INSULATION AND PROTECTION FROM THE ELEMENTS.

Mayor Pro Tem Chinn moved for approval of the ordinance, and Councilmember Vogel seconded. Police Chief James Akagi provided an overview of the ordinance and answered questions from Council.

The ordinance was approved unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.” Councilmember Smith was absent.

AN ORDINANCE TO AMEND TITLE 2, TITLED “BOARDS AND COMMISSIONS, ETC.,” CHAPTER 1, TITLED “MISCELLANEOUS,” SECTION 2-101, TITLED “MEMBERSHIP TO BOARDS AND COMMISSIONS; RESIDENCY REQUIRED,” TO WAIVE THE RESIDENCY REQUIREMENT FOR THE TRADE LICENSING BOARD UPON CERTAIN CONDITIONS.

Councilmember Dodson moved for approval of the ordinance, and Councilmember Callison seconded. City Attorney Ken Krushenski provided an overview of the ordinance and answered questions from Council.

The ordinance was approved by board vote with Councilmembers Callison, Dodson, Hope, Vogel, and Mayor Gooch voting “Aye” and Mayor Pro Tem Chinn voting “No.” Councilmember Smith was absent.

AN ORDINANCE ABANDONING A PORTION OF WEST MADISON LANE RIGHT-OF-WAY UPON CERTAIN CONDITIONS BEING MET BY THE ADJACENT PROPERTY OWNER.

Mayor Pro Tem Chinn moved for approval of the ordinance, and Councilmember Vogel seconded. Community Development Director Wayne Blasius provided an overview of the ordinance and answered questions from Council.

The ordinance was approved unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.” Councilmember Smith was absent.

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED “THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE, BY DELETING SUBSECTION 1.C.(1) OF SECTION 14.12, TITLED “SIGNS FOR COMMUNITY BUSINESS DISTRICTS,” AND SUBSTITUTING THEREFOR A NEW SUBSECTION 1.C.(1) TO CORRECT A CONFLICT REGARDING WALL SIGNS IN COMMUNITY BUSINESS DISTRICTS FOR BUILDINGS WITH STREET FRONTAGE ON MORE THAN ONE STREET.

Councilmember Vogel moved for approval of the ordinance, and Councilmember Callison seconded. Community Development Director provided an overview of the ordinance and answered questions from Council.

The ordinance was approved unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.” Councilmember Smith was absent.

FINAL ADOPTION OF ORDINANCES

AN ORDINANCE TO AMEND TITLE 15, TITLED “MOTOR VEHICLES, TRAFFIC AND PARKING,” OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 15-209, TITLED “RESTRICTION OF RED LIGHTS VISIBLE FROM FRONT,” AND SUBSTITUTING THEREFOR A NEW SECTION 15-209, TITLED “RESTRICTION OF STEADY-BURNING LIGHTS VISIBLE FROM FRONT”; BY DELETING SECTION 15-210, TITLED “RESTRICTION OF BLUE LIGHTS VISIBLE FROM FRONT,” AND SUBSTITUTING THEREFOR A NEW SECTION 15-210, TITLED “RESTRICTION OF FLASHING LIGHTS VISIBLE FROM FRONT”; BY CREATING SECTION 15-301, TITLED “PROHIBITED USE OF HAND-HELD MOBILE TELEPHONE IN MARKED SCHOOL ZONE; PROHIBITED USE OF MOBILE TELEPHONE WITH HANDS-FREE DEVICE BY PERSON UNDER 18,” WHICH SECTION WAS PREVIOUSLY RESERVED FOR FUTURE USE; AND BY ADDING VARIOUS SUBPARTS TO SECTION 15-349, TITLED “TEXTING WHILE DRIVING PROHIBITED”; ALL FOR THE PURPOSE OF ADDING NEW STATE LAW PROVISIONS INTO THE CITY CODE WHICH TOOK EFFECT JANUARY 1, 2018 AND FOR STATE LAW COMPLIANCE.

Mayor Pro Tem Chinn moved for adoption of the ordinance, and Councilmember Vogel seconded.

The ordinance was adopted unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.” Councilmember Smith was absent.

AN ORDINANCE TO AMEND ORDINANCE NO. 27-85, TITLED "A PERSONNEL PLAN FOR EMPLOYEES OF THE CITY OF OAK RIDGE, TENNESSEE," AS AMENDED, BY DELETING SECTION 5.3, TITLED "ENTRY LEVEL SALARY RATES," SUBSECTIONS C.2. AND D, AND SUBSTITUTING THEREFOR NEW SUBSECTIONS C.2. AND D, AND BY DELETING SECTION 6.9, TITLED "TEMPORARY ASSIGNMENT/ACTING PAY," AND SUBSTITUTING THEREFOR A NEW SECTION 6.9 WITH THE SAME TITLE, FOR THE PURPOSE OF UPDATING THE PERSONNEL PLAN.

Mayor Pro Tem Chinn moved for adoption of the ordinance, and Councilmember Callison seconded.

The ordinance was adopted unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 12, TITLED "ENERGY CONSERVATION CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12- 1201, TITLED "ENERGY CONSERVATION CODE ADOPTED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-1201, TITLED "ENERGY CONSERVATION CODE ADOPTED," AND BY CREATING A NEW SECTION 12-1202, TITLED "AMENDMENTS," ALL FOR THE PURPOSE OF ADOPTING THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE FOR COMPLIANCE WITH TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION OF FIRE PREVENTION, REQUIREMENTS.

Councilmember Dodson moved for adoption of the ordinance, and Councilmember Callison seconded.

The ordinance was adopted unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

RESOLUTIONS

A RESOLUTION WAIVING COMPETITIVE BIDS AND MAKING AN AWARD TO INFOR (US), INC., FOR A THREE-YEAR RENEWAL OF SOFTWARE MAINTENANCE OF THE ASSET MANAGEMENT SYSTEM IN THE PUBLIC WORKS DEPARTMENT FOR FISCAL YEARS 2019-2021 IN THE ESTIMATED AMOUNT OF \$86,987.73.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Public Works Director Shira McWaters provided an overview of the resolution and answered questions from Council.

The resolution was adopted unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

A RESOLUTION WAIVING COMPETITIVE BIDS AND MAKING AN AWARD TO SPECIALIZED OPERATIONS SERVICES, CLEVELAND, TENNESSEE, FOR THE FURNISHING OF CERTAIN CHEMICALS FOR THE WATER TREATMENT PLANT FOR THE REMAINDER OF FISCAL YEAR 2018 IN THE ESTIMATED AMOUNT OF \$67,500.00.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Vogel seconded.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

A RESOLUTION TO AMEND THE ENERGY SAVINGS PROJECT AGREEMENT (FY2018-045) WITH ENERGY SYSTEMS GROUP, LLC, TO ADD UPGRADES FOR TWO (2) CHILLERS AND TO ADD REPLACEMENTS FOR TWO (2) ADDITIONAL HVAC UNITS IN THE TOTAL AMOUNT OF \$295,365.00.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Dodson seconded. City Manager Mark Watson provided an overview of the resolution, and Public Works Director Shira McWaters answered questions from Council.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

A RESOLUTION TO AMEND THE CONTRACT BETWEEN THE CITY AND THE OAK RIDGE BOARD OF EDUCATION PERTAINING TO THE SCHOOLS' ANNUAL REIMBURSEMENT OBLIGATION TO THE CITY FOR THE ENERGY SAVINGS PROJECT, SAID AMENDMENT TO ADDRESS THE REIMBURSEMENT FOR ADDITIONAL PROJECT COSTS REQUESTED BY THE SCHOOLS FOR JEFFERSON MIDDLE SCHOOL.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Vogel seconded. City Manager Mark Watson provided an overview of the resolution and answered questions from Council.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

A RESOLUTION TO APPROVE A MASTER AGREEMENT WITH NATIONAL JOINT POWERS ALLIANCE TO ALLOW THE CITY TO BE A PARTICIPATING MEMBER IN A PURCHASING COOPERATIVE.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. City Manager Mark Watson provided an overview of the resolution.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

APPEARANCE OF CITIZENS

Joy Henderson, 103 Paris Lane, Oak Ridge, thanked City Council for the opportunity to participate in the MORE₂ Program. She also addressed Council regarding speeding near her street and a leak in the parking lot of the Subway on the east end of Oak Ridge. City Manager Mark Watson asked Public Works Director Shira McWaters to discuss the parking lot leak with Ms. Henderson and get some additional information.

ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Elections/Appointments

Announcements

Councilmember Vogel reported on the most recent Planning Commission meeting pertaining to the next phase of development of the mall area and stated that the Planning Commission was working hard to ensure that connectivity and landscaping ideas become a reality. He also reminded Council of the next Blueprint meeting to take place on March 29th.

Councilmember Dodson thanked the participants of the recent Leadership Oak Ridge class and pointed out that fifty percent of this year's class were Oak Ridge residents.

Councilmember Dodson also thanked Chief Akagi for working with the schools to address student safety concerns. He presented a petition brought forth by Robertsville Middle School student Thomas McWaters requesting that a school resource officer be assigned to each middle school. He asked that copies of the petition be distributed to Councilmembers.

Scheduling

COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

SUMMARY OF CURRENT EVENTS

CITY MANAGER'S REPORT

City Manager Mark Watson requested Council action on transmittal of a letter to Tennessee's congressional delegation outlining the City's opposition to the proposed sale of Tennessee Valley Authority assets and elimination of the Low-Income Home Energy Assistance Program (LIHEAP). He pointed out that 131 customers in Oak Ridge have made use of this program.

Mayor Gooch made a motion that the letter be transmitted, and Mayor Pro Tem Chinn seconded. The motion passed unanimously by voice vote with Councilmembers Callison, Dodson, Hope, Vogel, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Smith was absent.

Mr. Watson also thanked Electric Department Director Jack Suggs for serving on a Tennessee Municipal League Committee dealing with the issue of small-cell towers.

Mr. Watson also stated that he hopes to have Jacene Phillips from Studio Four Design on the March 20, 2018 work session agenda to discuss the Pre-K and senior center projects.

Mr. Watson reported on a meeting with senior management officials of the Tennessee Valley Authority pertaining to the power line issue and to discuss ways to improve future communication with the City.

CITY ATTORNEY'S REPORT

ADJOURNMENT: 8:25 p.m.

PUBLIC HEARINGS
AND
FIRST READING OF
ORDINANCES

COMMUNITY DEVELOPMENT MEMORANDUM
PLANNING DIVISION
18-19

DATE: 3/23/18

TO: Mark Watson, City Manager

FROM: Kelly Duggan, Senior Planner 

THROUGH: Wayne Blasius, Community Development Director

SUBJECT: Rezone Parcel No. 106 009.00, Tax Map 106, formerly known as Parcel "G", from FIR Federal Industry and Research to IND-2 IMDO Industrial Manhattan District Overlay

Introduction

The petitioned site is located south of the Commerce Park area, which is a developing office/industrial park. Most of the occupants of the Park are firms that support defense or energy related activities. The applicant proposes a zoning change in order to build structures (office space, warehouses, and/or manufacturing space) that will be used by ZYP Coatings, Inc to support its operations and future growth. The current zoning of FIR Federal Industry and Research has no permitted uses, therefore a zoning change is required.

Funding

No funding is necessary to approve this request.

Analysis

1) Is the proposed zoning district consistent with the City's Comprehensive Plan?

Yes. As noted above, the Land Use Plan designates the site as Industrial and the proposed zoning is consistent with that designation. Several policies within the Plan also support the formation of affinity industries and the consolidation of industrial uses in areas that do not adversely impact adjacent residential uses.

2) Are there substantial changes in the character of development in or near the area under consideration that support the proposed rezoning?

Yes. The area is a developing industrial park. As noted previously, the site is adjacent to a developing office/industrial park. While the site has historically been part of the DOE

Reservation, DOE-owned property throughout the City is slowly changing to a mixture of industrial and educational uses that make this land more accessible to the public.

3) Is the character of the area suitable for the uses permitted in the proposed zoning district and is the proposed zoning district compatible with surrounding zoning and uses?

The requested IND-2 IMDO designation is in character with the area. The property is an industrial area without close proximity to residential uses.

Uses permitted in the IND-2 district include:

1. Manufacturing (selected industries)
2. Warehousing and wholesaling facilities, including truck and rail service terminals and related facilities.
3. Offices, administrative, technical, and professional services.
4. Public utility facilities, with or without storage yards.
5. Broadcasting, Publishing, Recording and Telecommunications.
6. Storage facilities for coal, coke, building material, sand, gravel, stone, lumber, open storage of construction contractors' equipment and supplies and junk yards, provided such use is entirely enclosed within an eight (8) foot obscuring fence or wall, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
7. Medical Isotope Manufacturing that the staff has determined to be in conformance with the narrative description of this district.
8. Kennel

4) Will the proposed rezoning create an isolated district unrelated to adjacent and nearby districts?

No. There is an IND-2 District that abuts the north and west boundaries of the subject site. Therefore, the zoning change is merely an extension of that adjacent district.

5) Are public facilities and services adequate to accommodate the proposed zoning district?

Road access and utility services are currently provided by DOE and the City of Oak Ridge. During the site review process, City staff will coordinate with the applicant to ensure that utilities are adequate and that access from Bethel Valley is established.

6) Would the requested rezoning have environmental impacts?

The area is surrounded by industrial uses. Changing the zoning from FIR to IND-2/IMDO will not change the environmental impacts.

Recommendation:

Staff recommends approval of the IND-2 IMDO Industrial Manhattan District Overlay as requested, finding the proposed zoning consistent with existing uses and the character of development within the area and in compliance with the Comprehensive Plan.

The request was considered by the Municipal Planning Commission at its March 15, 2018, meeting and was unanimously approved.

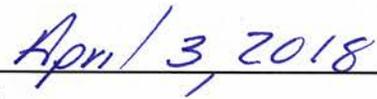
Attachments: Aerial Map
Zoning Map

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.



Mark S. Watson



Date



ZYP Holdings, LLC Bethel Valley Parcel "G" Zoning Change

3/15/18



TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCEL 9.00, TAX MAP 106, FORMERLY KNOWN AS PARCEL G (APPROXIMATELY 20.96 ACRES), FROM FIR, FEDERAL INDUSTRY AND RESEARCH DISTRICT, TO IND-2, IMDO INDUSTRIAL MANHATTAN DISTRICT OVERLAY, SAID PARCEL BEING LOCATED ON BETHEL VALLEY ROAD SOUTH OF COMMERCE PARK.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE TENNESSEE:

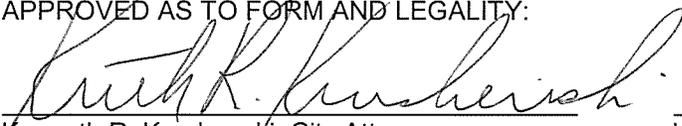
Section 1. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
Parcel 9.00 Map 106, (± 20.96 Acres)	Bethel Valley Road (south of Commerce Park)	FIR, Federal Industry and Research	IND-2 IMDO, Industrial Manhattan District Overlay

Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

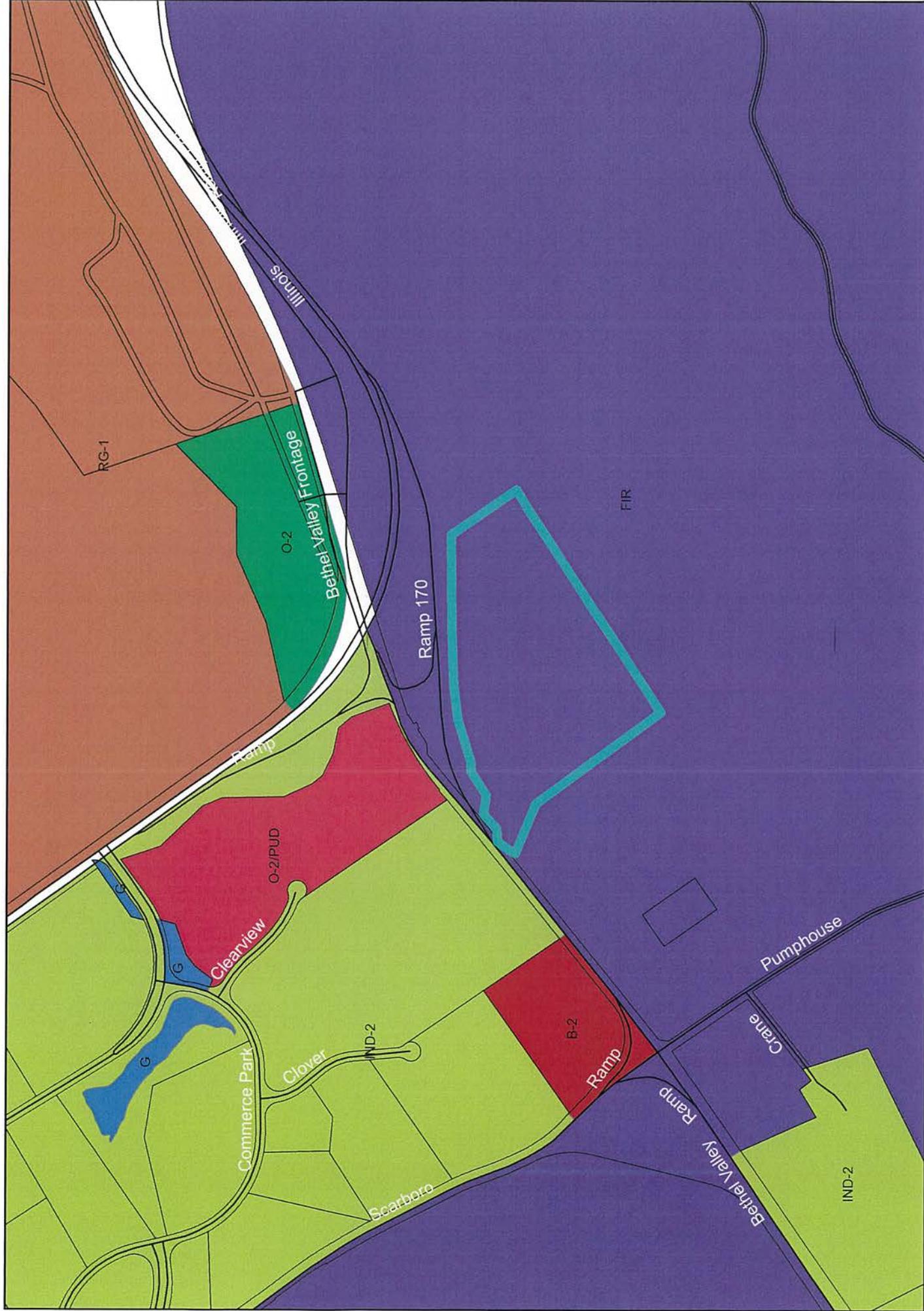
Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

Public Hearing: _____
Publication Date: _____
First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

ZYP Holdings, LLC Bethel Valley Parcel "G" Zoning Change

3/15/18



FINAL ADOPTION
OF
ORDINANCES

COMMUNITY DEVELOPMENT MEMORANDUM
PLANNING DIVISION

18-11

DATE: 2/26/18

TO: Mark Watson, City Manager

FROM: Kelly Duggan, Senior Planner 

THROUGH: Wayne Blasius, Community Development Director 

SUBJECT: Zoning Ordinance Text Amendment – Signs for Community Business Districts

Introduction

Currently, there is a discrepancy between two provisions of the sign regulations for Community Business Districts contained within the Zoning Ordinance. One provision states that buildings with frontages on more than one street are allowed one additional sign per street frontage, and that this additional signage should not count against the maximum area allowed. Within the same section, another provision states that additional signs should be counted against the maximum overall signage allowed.

Funding

No funding is necessary to approve this request.

Analysis

Pursuant to **Article 14, Section 14.12, Signs for Community Business Districts:**

Either one (1) pole sign or one (1) ground sign shall be allowed per principal building. In addition, one (1) wall or window sign per front face shall be allowed. Roof signs shall only be permitted on lots with building grades fifty percent (50%) or more below grade of the adjacent street with Board of Zoning Appeals approval. The total combined area of all signs for single story facilities shall not exceed two (2) square feet per linear foot of the front face of the principal building. The total combined area of all signs for two (2) story facilities shall not exceed 2.5 square feet per linear foot of the front face of the principal building. When a principal building has frontage on more than one (1) public/private street, one (1) additional ground, pole or wall sign shall be allowed for each additional public/private street to which the principal building has frontage. (Additional frontages which are functional elements of loading,

storage, and dumpsters are not entitled to additional signs.) In the event additional signs are allowed, such signs shall be located at the midpoints of the principal building. Additional signs shall not count against the maximum signage allowed.

Pursuant to Article 14, Section 14.12(c)(1), Wall Signs:

One (1) illuminated or non-illuminated sign, with an area not to exceed two (2) square feet per linear foot of the wall to which it is attached as per Display 1 Illustrations of Single Occupancy and Multi-Occupancy Buildings and Facilities. In the event the tenant is located on the corner lot of two (2) public/private streets, one (1) additional wall sign shall be allowed provided that the overall signage does not exceed two (2) square feet per linear foot of the leasable front face wall.

Pursuant to Article 1, Section 1.02, Conflict:

If any portion of this ordinance is found to be in conflict with any other provision of any zoning, building, fire, safety, or health ordinance of the City code, the provision which establishes the higher standard shall prevail.

The staff believes that the intent of this provision is to allow for one additional sign per street frontage that is similar in size and character to the sign associated with the primary building frontage. This means that additional signs *would not* count against the maximum signage allowed. The contradiction is most likely due to an oversight in omitting the conflicting provision in Section 14.12(c)(1) when Section 14.12 was amended to allow for additional signs.

Further, it is typical for zoning ordinances to calculate allowable signage based on street frontages, i.e. each street frontage creates its own allowable sign area. The staff also recognizes the need for tenants in Community Business Districts to clearly identify their businesses from each street frontage for the purposes of wayfinding for vehicular traffic.

Recommendation:

Staff recommends amending the Zoning Ordinance to clarify the area requirements for additional signs allowed on lots with multiple street frontages. As noted above, the staff believes that the intent of the provision is to allow for one additional sign per street frontage that is similar in size and character to the sign associated with the primary building frontage. This is common practice for other municipalities in the regulation of additional signs. The staff also recognizes the wayfinding function of signage at each street frontage.

The request was considered by the Municipal Planning Commission at its February 22, 2018, meeting and was unanimously approved.

The proposed amendment to the sign regulations is shown below.

New Language is highlighted, old language is stricken:

Section 14.12, Signs for Community Business Districts

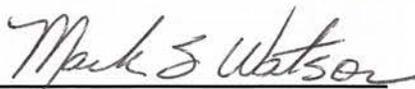
c. Wall Signs

- 1) One (1) illuminated or non-illuminated sign, with an area not to exceed two (2) square feet per linear foot of the wall to which it is attached as per Display 1 Illustrations of Single Occupancy and Multi-Occupancy Buildings and Facilities. In the event the tenant has street frontage on ~~is located on the corner lot of~~ two (2) or more public/private streets, one (1) additional wall sign shall be allowed per street frontage provided that each additional sign ~~the overall signage~~ does not exceed two (2) square feet per linear foot of the leasable front face wall of the primary building frontage. Additional signs shall not count against the maximum overall area of signage allowed.

Attachments: Display 1 Illustrations of Single Occupancy and Multi-Occupancy Buildings and Facilities

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.



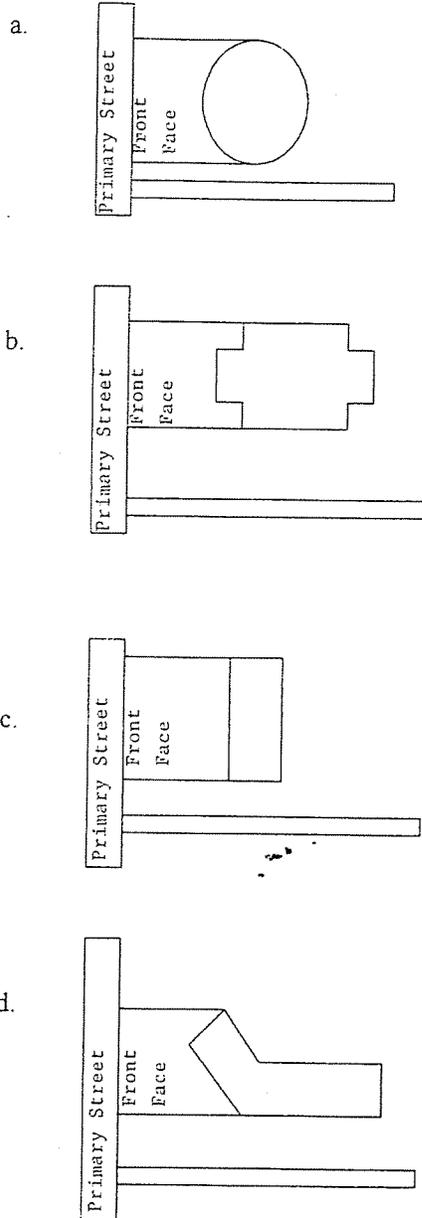
Mark S. Watson



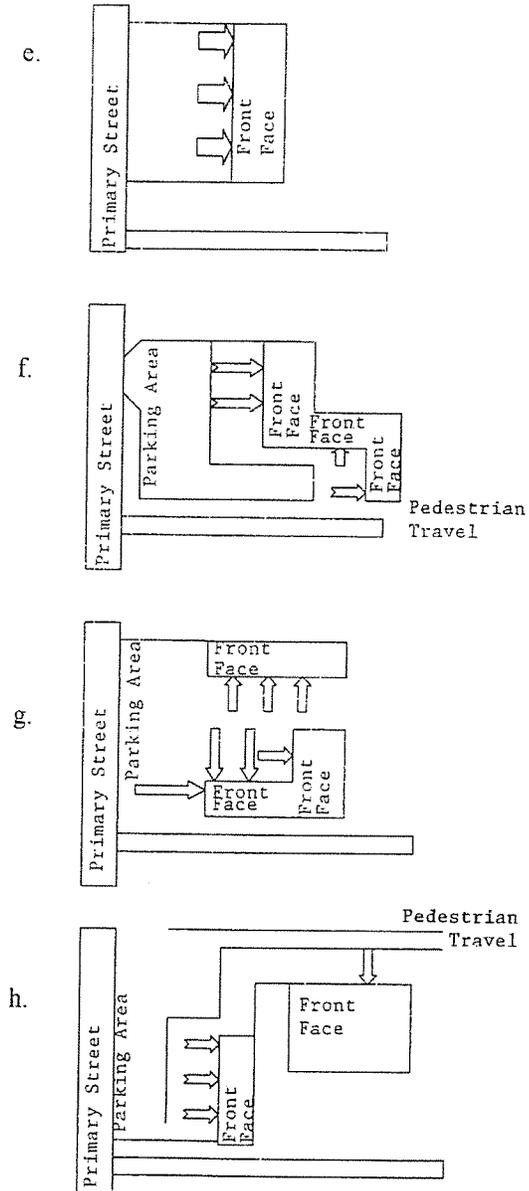
Date

Display 1. Illustrations of Single Occupancy and Multi-Occupancy Buildings and Facilities.

Single Occupancy Facilities



Multi-Occupancy Buildings and Facilities



TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE, BY DELETING SUBSECTION 1.C.(1) OF SECTION 14.12, TITLED "SIGNS FOR COMMUNITY BUSINESS DISTRICTS," AND SUBSTITUTING THEREFOR A NEW SUBSECTION 1.C.(1) TO CORRECT A CONFLICT REGARDING WALL SIGNS IN COMMUNITY BUSINESS DISTRICTS FOR BUILDINGS WITH STREET FRONTAGE ON MORE THAN ONE STREET.

WHEREAS, the City of Oak Ridge is continually reviewing the Zoning Ordinance to update provisions and make it more understandable to the general public; and

WHEREAS, the following amendment will correct a discrepancy in the Zoning Ordinance regarding signage for businesses in the Community Business District with street frontage on more than one street; and

WHEREAS, the discrepancy pertains to whether additional wall signs will count toward the maximum sign area allowed; and

WHEREAS, staff has reviewed and recommended that additional wall signs not be counted toward the maximum sign area allowed, which is consistent with how staff has previously interpreted the conflicting provisions; and

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 14.12, titled "Signs for Community Business Districts," is hereby amended by deleting Subsection 1.c.(1), and it replacing it with a new Subsection 1.c.(1), which new subsection shall read as follows:

Section 14.12. Signs for Community Business Districts.

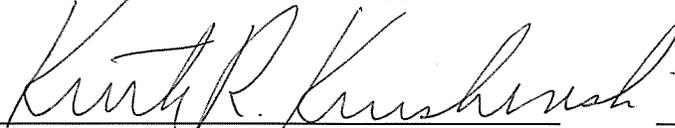
1. Types, Size and Location of Signs Allowed:

c. Wall Signs

- (1) One (1) illuminated or non-illuminated sign, with an area not to exceed two (2) square feet per linear foot of the wall to which it is attached as per Display 1 Illustrations of Single Occupancy and Multi-Occupancy Buildings and Facilities. In the event the tenant has street frontage on two (2) or more public/private streets, one (1) additional wall sign shall be allowed per street frontage provided that each additional sign does not exceed two (2) square feet per linear foot of the leasable front face wall of the primary building frontage. Additional signs shall not count against the maximum overall area of signage allowed.

Section 2. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

First Reading: 03/12/2018
Publication Date: 03/15/2018
Public Hearing: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

POLICE DEPARTMENT MEMORANDUM
18-04

DATE: February 9, 2018
TO: Mark S. Watson, City Manager
FROM: James T. Akagi, Police Chief
SUBJECT: CITY CODE AMENDMENT – IMPROPER CARE OF ANIMALS

Introduction

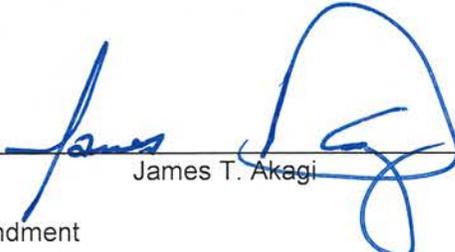
An item for the agenda is an ordinance to amend the City Code to update the provision pertaining to improper care of animals. The proposed ordinance adds language regarding the materials for doghouse construction.

Background

Currently, Sec.10-118 titled **Improper care of animals prohibited**, does not address specifications for doghouses or similar shelters to protect animals from the elements. The proposed amendment to Sec. 10-118 specifies the necessary materials for doghouses or similar shelters to provide insulation and protection against cold and dampness for animals that are housed outside. Staff discussed the possibility of incorporating animal cruelty into the City Code to address further issues with improper care of animals. However, animal cruelty is higher than a Class C misdemeanor and, therefore, cannot be incorporated into a city ordinance. Any matters that fall under animal cruelty will continue to be brought into state court for the violation.

Recommendation

Approval of the attached ordinance is recommended.

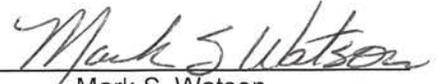


James T. Akagi

Attachments: Bold-Strikethrough of Proposed Amendment Ordinance

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.



Mark S. Watson 3-6-18
Date

BOLD-STRIKETHROUGH OF PROPOSED CHANGES

Sec. 10-118. Improper Care of Animals Prohibited.

No person owning or keeping an animal shall fail to provide it with the minimum care, nor shall such person keep an animal under unsanitary conditions or in an enclosure that is overcrowded, unclean, or unhealthy.

- (4)——Except for emergencies or circumstances beyond the owner's control, an animal is deprived of minimum care if it is not provided with care sufficient to preserve the health and well-being of the animal considering the species, breed, and type of animal. Minimum care includes, but is not limited to, the following requirements:
- (a) Food of sufficient quantity, quality, and nutrition to allow for normal growth or maintenance of body weight.
 - (b) Open or adequate access to potable water in sufficient quantity to satisfy the animal's needs. Snow or ice is not an adequate water source.
 - (c) Access to a barn, doghouse, or other shelter sufficient to protect the animal from the elements. **Doghouses and similar shelters shall be made of durable materials with a solid, moisture-proof floor, and must contain clean bedding material consisting of hay, straw, cedar shavings, or the equivalent to provide insulation and protection against cold and dampness.**
 - (d) Veterinary care deemed necessary by a reasonably prudent person to relieve distress from injury, neglect, or disease.
- (5)——An enclosure is overcrowded unless its area is at least the square of the length of the animal in inches (from tip of nose to base of tail) plus six (6) inches for each animal confined therein, and the height must allow for each animal to fully stand upright.
- (6)——An enclosure is unclean when it contains an excessive amount of animal waste.
- (7)——An enclosure is unhealthy when its condition is likely to cause illness or injury to the animal.

Note: This section had mis-numbered subsections in the City Code book, which appear to have been a typographical error of continuing the subsection numbering sequence from the previous code section. This error occurred during the codification process and was not noticed prior to publication. In addition to the language added above, the proposed ordinance amendment corrects this typographical error.

TITLE

AN ORDINANCE TO AMEND TITLE 10, TITLED "ANIMAL CONTROL," CHAPTER 1, TITLED "GENERAL PROVISIONS," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 10-118, TITLED "IMPROPER CARE OF ANIMALS PROHIBITED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 10-118, TITLED "IMPROPER CARE OF ANIMALS PROHIBITED," TO SET FORTH SPECIFICATIONS FOR DOGHOUSES AND SIMILAR SHELTERS TO PROVIDE INSULATION AND PROTECTION FROM THE ELEMENTS.

WHEREAS, City Code §10-118 addresses the improper care of animals, however, it does not address any specifications for doghouses and similar shelters to protect animals from the elements; and

WHEREAS, the City desires to amend City Code §10-118 to set forth necessary materials to be used for doghouses and similar shelters to provide insulation and protection against cold and dampness for animals that are housed outside; and

WHEREAS, in conjunction with this amendment, the City desires to correct the typographical numbering errors contained in City Code §10-118 during the codification process that were not noticed prior to publication.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Title 10, titled "Animal Control," Chapter 1, titled "General Provisions," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 10-118, titled "Improper Care of Animals Prohibited," in its entirety and substituting therefor a new Section 10-118, titled "Improper Care of Animals Prohibited," which new section shall read as follows:

Sec. 10-118. Improper Care of Animals Prohibited.

No person owning or keeping an animal shall fail to provide it with the minimum care, nor shall such person keep an animal under unsanitary conditions or in an enclosure that is overcrowded, unclean, or unhealthy.

Except for emergencies or circumstances beyond the owner's control, an animal is deprived of minimum care if it is not provided with care sufficient to preserve the health and well-being of the animal considering the species, breed, and type of animal.

Minimum care includes, but is not limited to, the following requirements:

- (a) Food of sufficient quantity, quality, and nutrition to allow for normal growth or maintenance of body weight.
- (b) Open or adequate access to potable water in sufficient quantity to satisfy the animal's needs. Snow or ice is not an adequate water source.
- (c) Access to a barn, doghouse, or other shelter sufficient to protect the animal from the elements. Doghouses and similar shelters shall be made of durable materials with a solid, moisture-proof floor, and must contain clean bedding material consisting of hay, straw, cedar shavings, or the equivalent to provide insulation and protection against cold and dampness.
- (d) Veterinary care deemed necessary by a reasonably prudent person to relieve distress from injury, neglect, or disease.

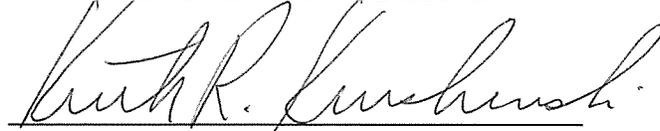
An enclosure is overcrowded unless its area is at least the square of the length of the animal in inches (from tip of nose to base of tail) plus six (6) inches for each animal confined therein, and the height must allow for each animal to fully stand upright.

An enclosure is unclean when it contains an excessive amount of animal waste.

An enclosure is unhealthy when its condition is likely to cause illness or injury to the animal.

Section 2. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

First Reading: 03/12/2018
Publication Date: 03/15/2018
Second Reading: _____
Publication Date: _____
Effective Date: _____

LEGAL DEPARTMENT MEMORANDUM

18-02

DATE: February 21, 2018
TO: Honorable Mayor and Members of City Council
FROM: Kenneth R. Krushenski, City Attorney
SUBJECT: CITY CODE AMENDMENT – WAIVING RESIDENCY REQUIREMENT FOR THE TRADE LICENSING BOARD SUBJECT TO CERTAIN CONDITIONS

Introduction

An item for the agenda is an ordinance to amend City Code §2-101 relative to residency requirements for boards and commissions to provide an exception for the Trade Licensing Board subject to certain conditions.

Background

City Code §2-101 requires all members of City-created boards and commissions to be Oak Ridge residents, with the exception of the three designated hotel/motel establishments' memberships on the Oak Ridge Convention and Visitors Bureau. The proposed ordinance amends this provision to waive the residency requirement for the Trade Licensing Board on certain conditions.

Included in the agenda is City Council's consideration of a resolution to amend the Rules and Procedures of the City's Trade Licensing Board to permit a non-resident of the City to be a board member if there are no qualified residents of the City who have applied for a vacancy. The non-resident must maintain an office in the City, possess a City Business License, and meet all other requirements for membership on the Board. (See Legal Department Memorandum 18-03 for further detail)

In order to accomplish this objective, an amendment to the City Code is required to provide for a residency exception to the Trade Licensing Board.

Recommendation

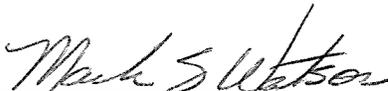
Approval of the attached ordinance is recommended.


Kenneth R. Krushenski

Attachment: Ordinance

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.

 3-6-18
Mark S. Watson Date

TITLE

AN ORDINANCE TO AMEND TITLE 2, TITLED "BOARDS AND COMMISSIONS, ETC.," CHAPTER 1, TITLED "MISCELLANEOUS," SECTION 2-101, TITLED "MEMBERSHIP TO BOARDS AND COMMISSIONS; RESIDENCY REQUIRED," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, TO WAIVE THE RESIDENCY REQUIREMENT FOR THE TRADE LICENSING BOARD UPON CERTAIN CONDITIONS.

WHEREAS, City Code §2-101 requires all members to City boards and commissions to be Oak Ridge residents, with the exception of three designated local hotel/motel establishments' membership positions on the Oak Ridge Convention and Visitors Bureau; and

WHEREAS, the Trade Licensing Board has requested a waiver of the residency requirement for their members in the event no qualified resident applies for the vacancy and the non-resident applicant maintains an Oak Ridge office, possesses a current Oak Ridge business license, and meets all other membership requirements for the board.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

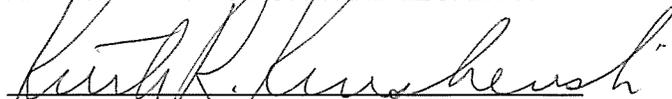
Section 1. Title 2, titled "Boards and Commissions, Etc.," Chapter 1, titled "Miscellaneous," Section 2-101, titled "Membership to boards and commissions; residency required," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by adding a new sentence to the end of this section, which new sentence shall read as follows:

Sec. 2-101. Membership to boards and commissions; residency required.

- (1) To be eligible for membership to all boards and commissions of the city, the individual shall be a resident of the city.
- (2) The residency requirement is hereby waived for the following:
 - (a) The three (3) designated local hotel/motel establishments' membership positions on the Oak Ridge Convention and Visitors Bureau Board of Directors, who shall not be entitled to an officer position on the Board of Directors unless such member is also an Oak Ridge resident.
 - (b) In the event no qualified resident applies for a vacancy on the Trade Licensing Board, the vacancy may be filled by a non-resident applicant provided such applicant maintains an office in Oak Ridge and possesses a current Oak Ridge business license. The non-resident applicant must meet all other requirements for membership on the board.

Section 2. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

First Reading: 03/12/2018
Publication Date: 03/15/2018
Second Reading: _____
Publication Date: _____
Effective Date: _____

COMMUNITY DEVELOPMENT MEMORANDUM
PLANNING DIVISION

18-13

DATE: 2/26/18

TO: Mark Watson, City Manager

FROM: Kelly Duggan, Senior Planner 

THROUGH: Wayne Blasius, Community Development Director 

SUBJECT: Right-of-Way Abandonment – W Madison Lane – Azalea Place Planned Unit Development

Introduction

The City Council approved the preliminary master PUD plan for Azalea Place in March of 2017, which included the abandonment of a portion of W Madison Ln. The developer has subsequently submitted a site plan for approval of the assisted living facility as part of that plan. In an effort to reduce the substantial amount of grading that will be required at the site, the applicant is proposing to shift the assisted living building east, which necessitates the abandonment of an additional 9,794 sq ft of the W Madison Lane right-of-way.

Funding

No funding is necessary to approve this request.

Analysis

If abandoned, the entirety of the area would revert to the adjoining properties, all owned by Oak Ridge Senior Living LLC. A plat subdividing the property has been submitted and is currently being reviewed by the Department of Public Works to ensure that an adequate public turnaround be retained. The cost of the plat and updated deeds as well as the public turnaround will be borne by the owner.

Community Development staff reviewed the request and identified the following findings of fact and recommendation:

- The current road is a dead-end which terminates at property now under common ownership.

- Given the existing development of adjacent property to the east of the proposed abandonment, a future connection of E Newkirk Ln (to the west of the development) and W Madison Ln is infeasible.

Recommendation:

Staff recommends approval of the request to abandon 9,794 square feet of W Madison Lane to be executed upon adequate completion of a public turnaround as proposed on the PUD Master Plan.

The request was considered by the Municipal Planning Commission at its February 22, 2018 meeting, and was unanimously approved.

Attachments: Aerial map
Zoning map
ROW Abandonment exhibit

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.

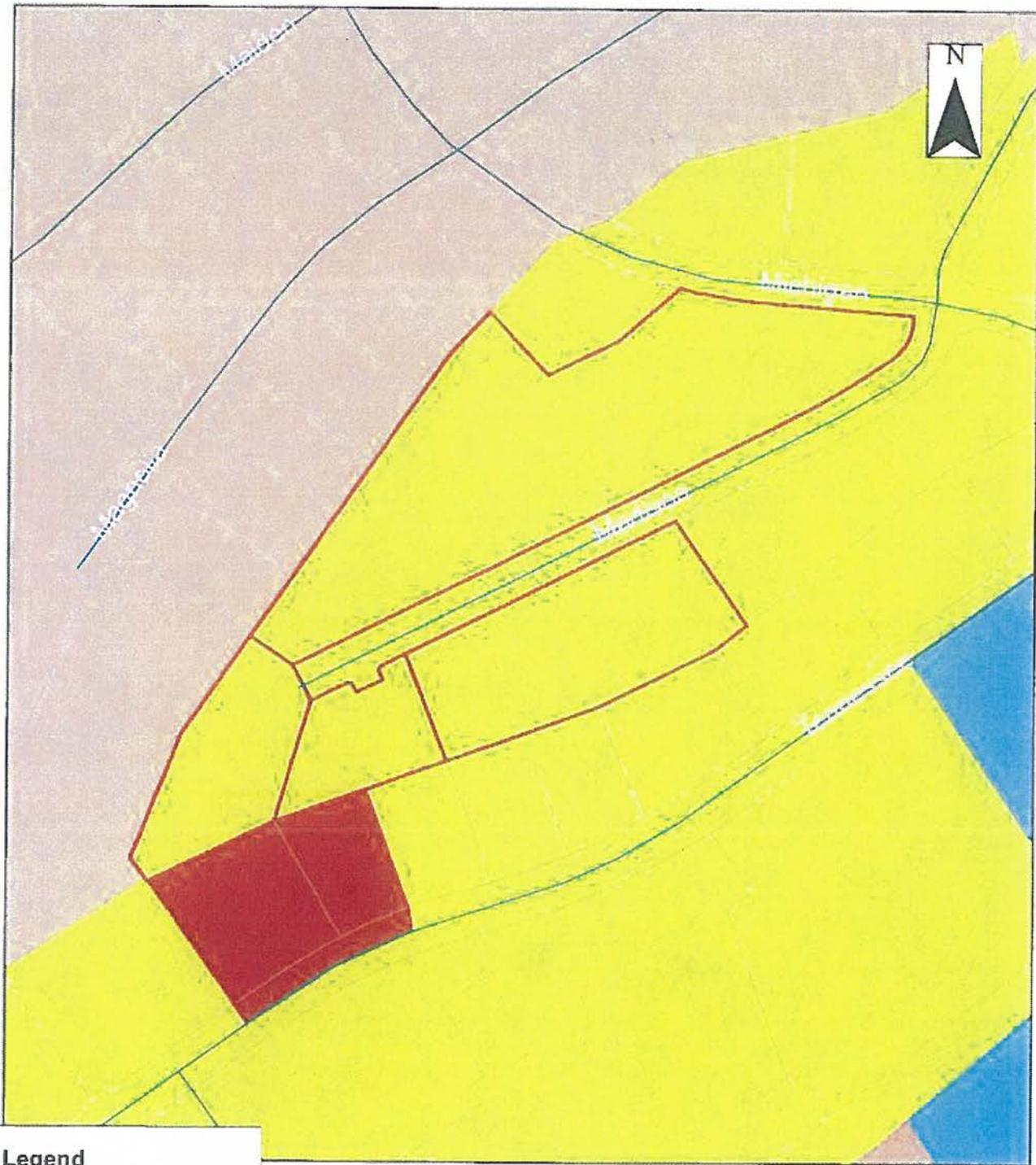


Mark S. Watson



Date

Azalea Place Planned Unit Development - Current Zoning



Legend

 Azalea Place Properties

Zoning

 B-1

 B-2

 O-2

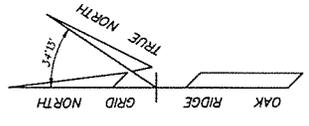
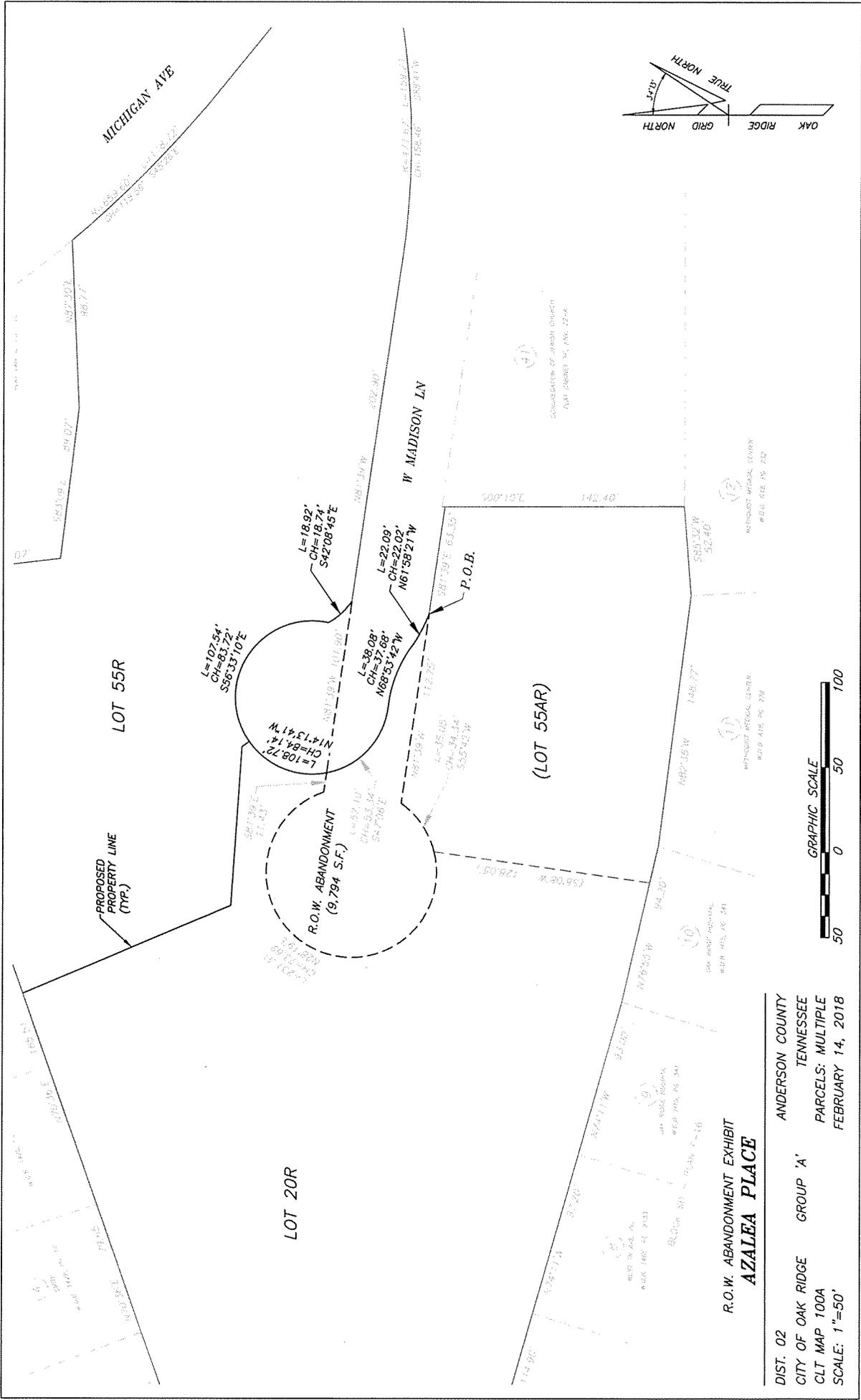
 R-1-C

 R-3

This map was prepared by the City of Oak Ridge Community Development Department. The map is for illustrative purposes only and is not an engineering map or survey.

0 75 150 300 Feet





R.O.W. ABANDONMENT EXHIBIT
AZALEA PLACE
 DIST. 02
 CITY OF OAK RIDGE GROUP 'A'
 CLT MAP 100A
 SCALE: 1"=50'
 ANDERSON COUNTY
 TENNESSEE
 PARCELS: MULTIPLE
 FEBRUARY 14, 2018

TITLE

AN ORDINANCE ABANDONING A PORTION OF WEST MADISON LANE RIGHT-OF-WAY UPON CERTAIN CONDITIONS BEING MET BY THE ADJACENT PROPERTY OWNER.

WHEREAS, by Ordinance 6-2017, City Council approved the abandonment of a portion of West Madison Lane right-of-way upon certain conditions being met by Oak Ridge Senior Living, LLC, the adjacent property owner, as part of their proposed development to be known as Azalea Place; and

WHEREAS, the conditions associated with the approval were (1) submission of a subdivision plat for the adjacent properties and (2) adequate completion of a public turnaround as proposed on the PUD Master Plan for Azalea Place; and

WHEREAS, Oak Ridge Senior Living, LLC, has submitted a site plan for approval of Azalea Place and said plan shifts the building east to substantially reduce the amount of grading required at the site; and

WHEREAS, the change in location for the building will necessitate that abandonment of an additional 9,794 square feet of right-of-way on West Madison Lane; and

WHEREAS, City Staff has recommended abandonment of this portion of right-of-way upon adequate completion of a public turnaround as proposed on the PUD Master Plan for Azalea Place; and

WHEREAS, on February 22, 2018, the Oak Ridge Municipal Planning Commission reviewed the request and unanimously recommended City Council approval; and

WHEREAS, the City Manager recommends abandonment of a portion of right-of-way on West Madison Lane.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. An approximate 9,794 square feet of additional right-of-way of West Madison Lane is hereby abandoned upon adequate completion of a public turnaround as proposed on the PUD Master Plan for Azalea Place. The adjacent property owner is Oak Ridge Senior Living, LLC, who will receive the entire right-of-way once abandoned, and shall bear the costs of recording the recording deeds and revised subdivision plat creating the new lot lines. The City will retain any easements for city-owned utilities that cross the property.

Section 2. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

First Reading: 03/12/2018
Publication Date: 03/15/2018
Second Reading: _____
Publication Date: _____
Effective Date: _____

**COMMUNITY DEVELOPMENT MEMORANDUM
PLANNING DIVISION**

18-12

DATE: 2/26/18

TO: Mark Watson, City Manager

FROM: Kelly Duggan, Senior Planner 

THROUGH: Wayne Blasius, Community Development Director 

SUBJECT: Zoning Change – 615 Americus Avenue, ED-12A, Tax Map 30, Parcel 1.30, Heritage Center, from FIR Federal Industry and Research to IND-2 IMDO Industrial Manhattan District Overlay

Introduction

The petitioned site is bounded by Heritage Center Boulevard, 6th Street, 8th Street, and Americus Avenue. It is currently vacant land, and was most recently used for equipment and truck staging by UCOR. The applicant proposes a zoning change in order to operate a contractor's office/storage facility at the site. The current zoning of FIR Federal Industry and Research has no permitted uses, therefore a zoning change is required.

Funding

No funding is necessary to approve this request.

Analysis

The following criteria were used to evaluate the rezoning request:

1) Is the proposed zoning district consistent with the City's Comprehensive Plan?

Yes. The Land Use Plan designates the site as Industrial and the proposed zoning is consistent with that designation. Several policies within the Plan also support the formation of affinity industries and the consolidation of industrial uses in areas that do not adversely impact adjacent residential uses.

2) **Are there substantial changes in the character of development in or near the area under consideration that support the proposed rezoning?**

Yes. The area is a developing industrial park. As noted previously, the site is also a few blocks from the K-25 Historic Heritage Site, which will feature a museum that pays homage to the efforts at the former plant. While the Heritage Center had historically been dominated by uses that exclusively served the mission of DOE, it is slowly changing to a mixture of industrial and educational uses that make the area more accessible to the public.

3) **Is the character of the area suitable for the uses permitted in the proposed zoning district and is the proposed zoning district compatible with surrounding zoning and uses?**

The requested IND-2 IMDO designation is in character with the area. The property is within an industrial area without close proximity to residential uses. The site is easily accessed by Oak Ridge Turnpike, and State Route 95 is approximately two (2) miles to the east. Access to I-40 is five (5) miles away and I-75 fifteen (15) miles.

Uses permitted in the IND-2 district include:

1. Manufacturing (selected industries)
2. Warehousing and wholesaling facilities, including truck and rail service terminals and related facilities.
3. Offices, administrative, technical, and professional services.
4. Public utility facilities, with or without storage yards.
5. Broadcasting, Publishing, Recording and Telecommunications.
6. Storage facilities for coal, coke, building material, sand, gravel, stone, lumber, open storage of construction contractors' equipment and supplies and junk yards, provided such use is entirely enclosed within an eight (8) foot obscuring fence or wall, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
7. Medical Isotope Manufacturing that the staff has determined to be in conformance with the narrative description of this district.
8. Kennel

4) **Will the proposed rezoning create an isolated district unrelated to adjacent and nearby districts?**

No. There is an IND-2 IMDO District that abuts the south and west boundaries of the subject site. Therefore, the zoning change is merely an extension of that adjacent district. ED-12A is the seventh (7) area within the Heritage Center to be rezoned from FIR as the change from ownership by the federal government to private entities progresses. ED-10 was rezoned to IND-2 IMDO in 2012. ED-5 was rezoned to IND-2 in September 2009. ED-8 was rezoned to IND-2/IMDO in March 2011. ED-9A and B were rezoned to IND-2/IMDO in November 2011. ED-4B was rezoned to IND-2 in December 2011 and the K-792 Area was also rezoned in December 2011 to IND-2/IMDO.

Additional rezonings from FIR will occur as the redevelopment and privatizing of the Heritage Center continues.

5) **Are public facilities and services adequate to accommodate the proposed zoning district?**

Road access and utility services are currently provided by DOE, Heritage Center, LLC and the City of Oak Ridge. During the site review process, City staff will coordinate with the applicant to ensure that utilities are adequate and that an easement providing access from Americus Avenue is established.

6) **Would the requested rezoning have environmental impacts?**

The Heritage Center is already an industrial site. Changing the zoning from FIR to IND-2/IMDO will not change the environmental impacts.

Recommendation:

Staff recommends approval of the IND-2 IMDO Industrial Manhattan District Overlay as requested, finding the proposed zoning consistent with existing uses and the character of development within the area and in compliance with the Comprehensive Plan.

The request was considered by the Municipal Planning Commission at its February 22, 2018, meeting and was unanimously approved.

Attachments: Aerial map
Zoning map

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.



Mark S. Watson



Date

615 Americus Avenue Zoning Change - Aerial

2/22/18



TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCEL 1.30, TAX MAP 30, (APPROXIMATELY 5.88 ACRES) FROM FIR, FEDERAL INDUSTRY AND RESEARCH DISTRICT, TO IND-2, IMDO INDUSTRIAL MANHATTAN DISTRICT OVERLAY, SAID PARCEL BEING LOCATED AT 615 AMERICUS AVENUE.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE TENNESSEE:

Section 1. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
Parcel 1.30 Map 30, (± 5.88 Acres)	615 Americus Avenue	FIR, Federal Industry and Research	IND-2 IMDO, Industrial Manhattan District Overlay

Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:



 Kenneth R. Krushenski, City Attorney

 Warren L. Gooch, Mayor

 Mary Beth Hickman, City Clerk

Publication Date: 02/26/2018
 Public Hearing: 03/12/2018
 First Reading: 03/12/2018
 Publication Date: 03/15/2018
 Second Reading: _____
 Publication Date: _____
 Effective Date: _____

RESOLUTIONS

PUBLIC WORKS DEPARTMENT MEMORANDUM
18-17

DATE: March 23, 2018
TO: Mark S. Watson, City Manager
FROM: Roger Flynn, P.E., City Engineer
THROUGH: Shira McWaters, P.E., Public Works Director *SAM*
SUBJECT: TENNESSEE AVENUE WATERLINE AND ROADWAY REPLACEMENT

Introduction

An item for City Council's consideration is a resolution authorizing a contract in the estimated amount of \$939,670.00 to Adams & Sons Inc., located in Sevierville, TN, for the replacement of the waterline, as well as resurfacing of a portion of Tennessee Avenue.

Funding

Funding for this project is available from the Waterworks Fund.

Background/Analysis

Soon after becoming Public Works Director in 2016, Shira McWaters, P.E., learned there was a proactive program to rehabilitate the City's aging sewer collection system, but that maintenance on the equally old water system was mostly reactive. Ms. McWaters began a study to locate critical water lines that have a history of failure. When Ms. McWaters shared her findings regarding the water line on Tennessee Avenue, which serves Methodist Medical Center (MMC), with her staff, she learned the Engineering Division was already looking at pavement failures along the same location.

A core boring study performed in 2017 revealed the asphalt at some locations along Tennessee Avenue was as thin as 2" and the subgrade was only 4". The area adjacent to the rear of MMC is particularly problematic. This is the main loading dock and trash collection area for the hospital. Typically locations with high truck traffic are served by concrete aprons, but here the asphalt street surface serves as the apron where trucks must maneuver; therefore, the truck traffic is contributing to premature pavement failure. As part of this project, the asphalt in this area will be replaced with concrete.

The purpose of this project is to replace an aging circa 1940's waterline, and to perform subgrade repairs, concrete curb and gutter repairs, sidewalk repairs, and then resurface Tennessee Avenue beginning just east of New York Avenue to Michigan Avenue. Public Works has future plans to continue the project in another phase further east to Georgia Avenue. This project will require closure of the roadway to all motorists, except traffic accessing local business and offices. MMC has agreed to move most of its delivery traffic to alternate receiving areas during this time.

Recommendation

The sealed bid process was followed, and contractors were required to attend a mandatory pre-bid meeting. Five (5) bids were received, all of which were very competitive. Adams & Sons, Inc., Sevierville, TN, submitted the lowest and best bid. Staff and the engineering consultant, LDA Engineering, are both familiar with this contractor and, as such, Staff recommends adoption of the attached resolution as submitted.

Attachment(s)

Location Drawing

Certified Bid Tabulation – Stamped

LDA Engineering Recommendation

Resolution

Roger F. Flynn

Roger Flynn, P.E.

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.

Mark S. Watson

Mark S. Watson

April 3, 2018

Date

TENNESSEE AVENUE WATERLINE AND ROADWAY REPLACEMENT PROJECT



END OF PROJECT

GEORGIA AVENUE

MICHIGAN AVENUE

CONCRETE PAVEMENT

TENNESSEE AVENUE

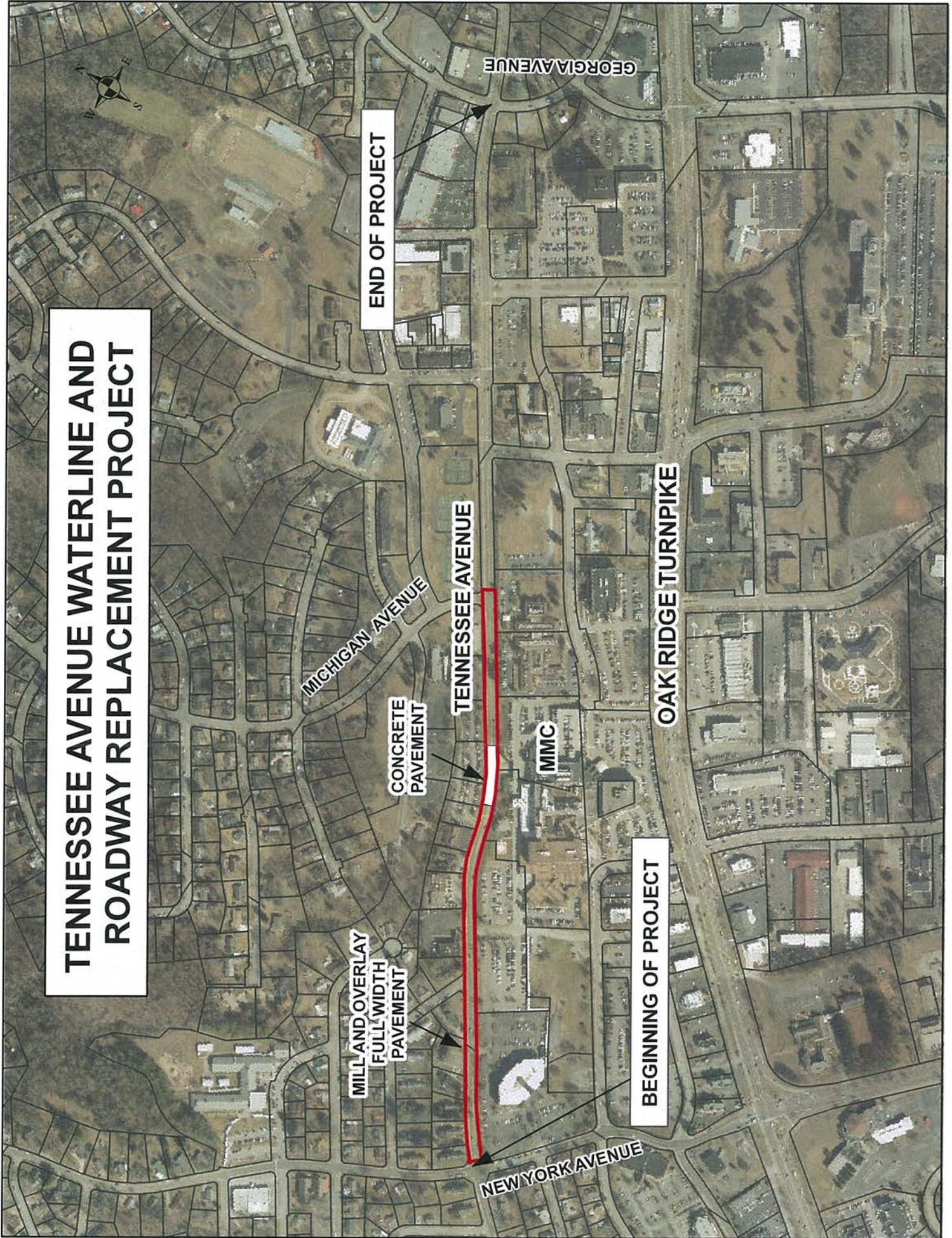
MMC

OAK RIDGE TURNPIKE

BEGINNING OF PROJECT

MILL AND OVERLAY FULL WIDTH PAVEMENT

NEW YORK AVENUE



City of Oak Ridge
 City of Oak Ridge, Tennessee
 TN Avenue Water Line and Roadway Replacement
 CERTIFIED BID TABULATION

Item	Description	Qty	Unit	Adams & Sons		Delair Mechanical		Cleary Construction		Morgan Contracting		Danson Construction	
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
26	Mineral Aggregate, Type A Base, Grading D (for roadway repair)	200	TON	\$ 48.00	\$ 9,600.00	\$ 71.50	\$ 14,300.00	\$ 33.00	\$ 6,600.00	\$ 75.00	\$ 15,000.00	\$ 35.00	\$ 7,000.00
27	Asphalt Concrete Mix (MPMB-HM), Grading B	450	TON	\$ 220.00	\$ 99,000.00	\$ 220.00	\$ 99,000.00	\$ 138.00	\$ 62,100.00	\$ 220.00	\$ 99,000.00	\$ 195.00	\$ 87,750.00
28	Asphalt Concrete Surface Mix, Grading E	400	TON	\$ 148.00	\$ 59,200.00	\$ 148.50	\$ 59,400.00	\$ 142.00	\$ 56,800.00	\$ 150.00	\$ 60,000.00	\$ 115.00	\$ 46,000.00
29	Bituminous Material for Prime Coat (PC)	1	TON	\$ 1,750.00	\$ 1,750.00	\$ 1,650.00	\$ 1,650.00	\$ 550.00	\$ 550.00	\$ 1,700.00	\$ 1,700.00	\$ 1,200.00	\$ 1,200.00
30	Bituminous Material for Tack Coat (TC)	2	TON	\$ 1,750.00	\$ 3,500.00	\$ 1,650.00	\$ 3,300.00	\$ 550.00	\$ 1,100.00	\$ 1,700.00	\$ 3,400.00	\$ 900.00	\$ 1,800.00
31	Cold Planing of Asphalt Surface	2,600	SY	\$ 4.00	\$ 10,400.00	\$ 3.20	\$ 8,320.00	\$ 8.00	\$ 20,800.00	\$ 3.50	\$ 9,100.00	\$ 5.00	\$ 13,000.00
32	Portland Cement Concrete Pavement	740	SY	\$ 160.00	\$ 118,400.00	\$ 203.00	\$ 150,220.00	\$ 117.00	\$ 86,580.00	\$ 160.00	\$ 118,400.00	\$ 101.50	\$ 75,110.00
33	Oak Ridge Standard Curb and Gutter	400	LF	\$ 52.00	\$ 20,800.00	\$ 51.00	\$ 20,400.00	\$ 33.00	\$ 13,200.00	\$ 54.00	\$ 21,600.00	\$ 49.00	\$ 19,600.00
34	Concrete Sidewalk Ramp	950	SF	\$ 28.00	\$ 26,600.00	\$ 25.50	\$ 24,225.00	\$ 6.00	\$ 5,700.00	\$ 28.00	\$ 26,600.00	\$ 21.00	\$ 19,950.00
35	Concrete Driveway	650	SF	\$ 18.00	\$ 11,700.00	\$ 17.00	\$ 11,050.00	\$ 8.00	\$ 5,200.00	\$ 20.00	\$ 13,000.00	\$ 9.20	\$ 5,980.00
36	Traffic Control	1	LS	\$ 24,000.00	\$ 24,000.00	\$ 75,400.00	\$ 75,400.00	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
37	Erosion and Sediment Control	1	LS	\$ 16,000.00	\$ 16,000.00	\$ 3,000.00	\$ 3,000.00	\$ 12,500.00	\$ 12,500.00	\$ 15,000.00	\$ 15,000.00	\$ 6,000.00	\$ 6,000.00
38	Pavement Markings	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 5,500.00	\$ 5,500.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 14,000.00	\$ 14,000.00
				\$ 939,670.00	\$ 939,670.00	\$ 1,188,945.00	\$ 1,188,945.00	\$ 993,535.00	\$ 993,535.00	\$ 984,000.00	\$ 984,000.00	\$ 942,890.00	\$ 942,890.00

I, the undersigned, do hereby certify that the foregoing bid tabulation is true and correct to the best of my knowledge, information, and belief:


 JOHN S. DRUMMER
 STATE OF TENNESSEE
 COUNTY OF ...
 CITY OF OAK RIDGE

John S. Drummer, PE

5-22-18

City of Oak Ridge
 City of Oak Ridge, Tennessee
 TN Avenue Water Line and Roadway Replacement
 CERTIFIED BID TABULATION

Item	Description	Qty	Unit	Adams & Sons		Detail Mechanical		Cleary Construction		Morgan Contracting		Danson Construction	
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	12" DIP Water Main	2,900	LF	\$ 82.00	\$ 237,800.00	\$ 124.00	\$ 359,600.00	\$ 105.00	\$ 304,500.00	\$ 98.00	\$ 284,200.00	\$ 99.00	\$ 287,100.00
2	8" Dip Water Main (Rest. Joint)	450	LF	\$ 70.00	\$ 31,500.00	\$ 94.00	\$ 42,300.00	\$ 97.00	\$ 43,650.00	\$ 50.00	\$ 22,500.00	\$ 85.00	\$ 38,250.00
3	6" Dip to Fire Hydrants (Rest. Joint)	150	LF	\$ 59.00	\$ 8,850.00	\$ 88.00	\$ 13,200.00	\$ 89.00	\$ 13,350.00	\$ 45.00	\$ 6,750.00	\$ 80.00	\$ 12,000.00
4	12"x8" Tee and Valve Assembly	10	EA	\$ 8,600.00	\$ 86,000.00	\$ 7,591.00	\$ 75,910.00	\$ 8,000.00	\$ 80,000.00	\$ 7,500.00	\$ 75,000.00	\$ 8,000.00	\$ 80,000.00
5	12"x12" Tee and Valve Assembly	1	EA	\$ 9,560.00	\$ 9,560.00	\$ 10,371.00	\$ 10,371.00	\$ 9,500.00	\$ 9,500.00	\$ 8,500.00	\$ 8,500.00	\$ 9,200.00	\$ 9,200.00
6	12"x10" Conn. To Existing Line	3	EA	\$ 4,200.00	\$ 12,600.00	\$ 3,284.00	\$ 9,852.00	\$ 4,100.00	\$ 12,300.00	\$ 4,000.00	\$ 12,000.00	\$ 5,000.00	\$ 15,000.00
7	12"x8" Conn. To Existing Line	1	EA	\$ 3,800.00	\$ 3,800.00	\$ 2,875.00	\$ 2,875.00	\$ 4,000.00	\$ 4,000.00	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00
8	8"x8" Conn. To Existing Line	1	EA	\$ 3,460.00	\$ 3,460.00	\$ 2,406.00	\$ 2,406.00	\$ 3,900.00	\$ 3,900.00	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00
9	8"x6" Conn. To Existing Line	10	EA	\$ 2,890.00	\$ 28,900.00	\$ 2,588.00	\$ 25,880.00	\$ 2,025.00	\$ 20,250.00	\$ 1,500.00	\$ 15,000.00	\$ 3,000.00	\$ 30,000.00
10	Fire Hydrant Assembly	8	EA	\$ 4,000.00	\$ 32,000.00	\$ 5,744.00	\$ 45,952.00	\$ 5,800.00	\$ 46,400.00	\$ 5,000.00	\$ 40,000.00	\$ 5,000.00	\$ 40,000.00
11	1" Air Release Valve Assembly	1	EA	\$ 2,200.00	\$ 2,200.00	\$ 3,629.00	\$ 3,629.00	\$ 3,700.00	\$ 3,700.00	\$ 4,000.00	\$ 4,000.00	\$ 2,500.00	\$ 2,500.00
12	1" Service Connection	8	EA	\$ 800.00	\$ 6,400.00	\$ 769.00	\$ 6,152.00	\$ 900.00	\$ 7,200.00	\$ 1,500.00	\$ 12,000.00	\$ 1,500.00	\$ 12,000.00
13	2" Service Connection	2	EA	\$ 1,500.00	\$ 3,000.00	\$ 1,948.00	\$ 3,896.00	\$ 1,250.00	\$ 2,500.00	\$ 1,600.00	\$ 3,200.00	\$ 2,500.00	\$ 5,000.00
14	1" Copper Service Pipe	200	LF	\$ 40.00	\$ 8,000.00	\$ 117.00	\$ 23,400.00	\$ 32.00	\$ 6,400.00	\$ 35.00	\$ 7,000.00	\$ 25.00	\$ 5,000.00
15	2" Copper Service Pipe	40	LF	\$ 50.00	\$ 2,000.00	\$ 127.00	\$ 5,080.00	\$ 62.00	\$ 2,480.00	\$ 60.00	\$ 2,400.00	\$ 40.00	\$ 1,600.00
16	Concrete Encase 12" Water Main	50	LF	\$ 75.00	\$ 3,750.00	\$ 191.00	\$ 9,550.00	\$ 110.00	\$ 5,500.00	\$ 150.00	\$ 7,500.00	\$ 50.00	\$ 2,500.00
17	12" Restraining Gaskets	70	EA	\$ 145.00	\$ 10,150.00	\$ 196.00	\$ 13,720.00	\$ 150.00	\$ 10,500.00	\$ 165.00	\$ 11,550.00	\$ 150.00	\$ 10,500.00
18	Misc. 12" Gate Valve and Box	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 4,480.00	\$ 4,480.00	\$ 3,550.00	\$ 3,550.00	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00
19	Misc. 8" Gate Valve and Box	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 3,381.00	\$ 3,381.00	\$ 2,300.00	\$ 2,300.00	\$ 2,500.00	\$ 2,500.00	\$ 1,400.00	\$ 1,400.00
20	Misc. DI Fittings	2,000	LB	\$ 4.00	\$ 8,000.00	\$ 8.00	\$ 16,000.00	\$ 5.00	\$ 10,000.00	\$ 3.00	\$ 6,000.00	\$ 5.50	\$ 11,000.00
21	Pipe Anchors (All Sizes)	2	EA	\$ 1,000.00	\$ 2,000.00	\$ 408.00	\$ 816.00	\$ 1,000.00	\$ 2,000.00	\$ 1,500.00	\$ 3,000.00	\$ 500.00	\$ 1,000.00
22	Remove Exist. Fire Hydrant	7	EA	\$ 650.00	\$ 4,550.00	\$ 2,073.00	\$ 14,511.00	\$ 1,200.00	\$ 8,400.00	\$ 1,000.00	\$ 7,000.00	\$ 500.00	\$ 3,500.00
23	Remove Exist. Valve Box	25	EA	\$ 100.00	\$ 2,500.00	\$ 269.00	\$ 6,725.00	\$ 175.00	\$ 4,375.00	\$ 650.00	\$ 16,250.00	\$ 50.00	\$ 1,250.00
24	Removal of Concrete Structures	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 4,994.00	\$ 4,994.00	\$ 85,000.00	\$ 85,000.00	\$ 5,150.00	\$ 5,150.00	\$ 20,000.00	\$ 20,000.00
25	Removal of Full Depth Asphalt	3,400	SF	\$ 3.00	\$ 10,200.00	\$ 2.50	\$ 8,500.00	\$ 2.25	\$ 7,650.00	\$ 3.00	\$ 10,200.00	\$ 8.00	\$ 27,200.00



WATER
WASTEWATER
STORMWATER
PUBLIC WORKS

March 22, 2018

Shira McWaters
Public Works Director
City of Oak Ridge
Post Office Box 1
Oak Ridge, TN 37830

Reference: Tennessee Avenue Water Line and Roadway Replacement

Ms. McWaters:

Bids for the referenced project were received and opened on March 20, 2018, at 2:00 p.m. at the City Services Complex. All bids were received sealed and otherwise in proper order. The Bidders with their respective Bids are shown on the attached Certified Bid Tabulation.

Based on our review of the bids and related documentation, we recommend that the contract be awarded to Adams & Sons, Inc. of Sevierville, Tennessee, in the amount of \$939,670.00.

All original bids, bid bonds, and other documentation were retained by your office during the bid opening. If you have questions or comments concerning this matter, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg Jones', written in a cursive style.

Greg Jones, PE
Vice President

CITY OF OAK RIDGE, TENNESSEE
Abstract of Bids

FY2018-137
OPENING DATE: March 20, 2018 2:00 P.M.
FOR ---

DESCRIPTION	QTY	UNIT	BIDDER: Adams & Sons, Inc. 140 Whites School Road Sevierville, TN 37864		BIDDER: Danson Construction, Inc. 3536 Old Bon Air Road Sparta, TN 38583		BIDDER: Morgan Contracting, Inc. PO Box 5009 Knoxville, TN 37928		BIDDER: Cleary Construction, Inc. 2006 Edmonton Road Tompkinsville, KY 42167				
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL			
FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO PERFORM ALL WORK AND SERVICES REQUIRED FOR TENNESSEE AVENUE WATERLINE AND ROADWAY IMPROVEMENTS PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE PUBLIC WORKS DEPARTMENT			\$ 939,670.00	939,670.00	\$ 942,890.00	942,890.00	\$ 984,000.00	984,000.00	\$ 992,535.00	992,535.00			
TOTAL PRICE			\$ 939,670.00	939,670.00	\$ 942,890.00	942,890.00	\$ 984,000.00	984,000.00	\$ 992,535.00	992,535.00			
TERMS			Net 30	Net 30	Net 30	Net 30	Net 30	Net 30	Net 30	Net 30			
DELIVERY			per Contract	per Contract	per Contract	per Contract	per Contract	per Contract	per Contract	per Contract			
F.O.B.			Oak Ridge	Oak Ridge	Oak Ridge	Oak Ridge	Oak Ridge	Oak Ridge	Oak Ridge	Oak Ridge			
VIA			Best Way	Best Way	Best Way	Best Way	Best Way	Best Way	Best Way	Best Way			
BIDS OPENED AND RECORDED BY---													
<p align="center">  Lyn Majeski Purchasing Manager </p> <p align="center">  Janice McGinnis Finance Director </p>													
REASON FOR AWARD			RECOMMEND AWARD BE MADE TO:										
ONLY BID RECEIVED			Adams & Sons, Inc.										
LOW PRICE			140 Whites School Road										
BETTER OR REQUIRED DESIGN			Sevierville, TN 37864										
EARLY DELIVERY													
LOWEST TOTAL COST			<table border="1"> <tr> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> </tr> </table>								<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>													
<input type="checkbox"/>													
<input checked="" type="checkbox"/>													

BID PROCESS FORM



BID NAME

FY2018-137

DESCRIPTION

Tennessee Avenue Waterline and Roadway Improvements

CITY COUNCIL MEETING

April 9, 2018

BIDDERS CONTACTED (CONTACT INFORMATION)

<u>Company</u>	<u>Name</u>	<u>Address</u>	<u>City, State ZIP</u>	<u>Phone</u>	<u>Email</u>	<u>Contacted Via</u>
Adams & Sons, Inc.	Greg Reed	140 Whites School Road	Sevierville, TN 37864	865-216-6418	greed@bellsouth.net	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Engineer/ Advertisements/ Vendor Registry/ Plan Rooms </div>
Danson Construction, Inc.	Hal Danson	3536 Old Bon Air Road	Sparta, TN 38583	931-935-2005	hdansonconst@hotmail.com	
Morgan Contracting, Inc.	Shad Hubbard	PO Box 5009	Knoxville, TN 37928	865-249-8640	shubbard@morgan1.com	
Cleary Construction, Inc.	Darren Cleary	2006 Edmorton Road	Tompkinsville, KY 42167	270-487-1784	estimating@clearyconst.com	
Del-Air Mechanical Contractors, Inc.	Norma George-Ferrara	135 Chickamauga Avenue	Knoxville, TN 37917	865-525-4119	normag@delairmechanical.com	
Design & Construction Services, Inc.	Robert Coggins	6020 Industrial Heights Drive	Knoxville, TN 37909	865-526-9730	robert@dcsgc.com	
Classic City Mechanical, Inc.	Julie Barnett	PO Box 180	Winterville, GA 30683	706-742-8258	classicccty@windstream.net	
Rogers Group, Inc.	Gary Seepe	601 Maryville Pike	Knoxville, TN 37920	865-425-1122	gary.seepe@rogersgroupinc.com	

BIDS RECEIVED

Adams & Sons, Inc., Danson Construction, Inc., Morgan Contracting, Inc., Cleary Construction, Inc., Del-Air Mechanical Contractors, Inc.

ADVERTISEMENT

The City of Oak Ridge advertised this bid on the Finance Department's Departmental Webpage for a duration of 28 days.

RESOLUTION

A RESOLUTION AWARDING A CONTRACT (FY2018-137) TO ADAMS & SONS, INC., SEVIERVILLE, TENNESSEE, FOR THE TENNESSEE AVENUE WATERLINE AND ROADWAY IMPROVEMENTS PROJECT IN THE ESTIMATED AMOUNT OF \$939,670.00.

WHEREAS, the waterline on Tennessee Avenue is in need of replacement due to age and condition; and

WHEREAS, additionally, areas of Tennessee Avenue are in need of subgrade repairs, concrete curb and gutter repairs, sidewalk repairs, and resurfacing between New York Avenue and Michigan Avenue; and

WHEREAS, the City of Oak Ridge has issued an invitation to bid for the furnishing of all labor, tools, materials, equipment and supplies necessary for the Tennessee Avenue waterline and roadway improvements project; and

WHEREAS, bids were received and publicly opened on March 20, 2018, with Adams & Sons, Inc., Sevierville, Tennessee, submitted the lowest and best bid, which bid the City Manager recommends be accepted.

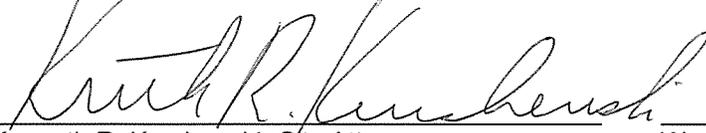
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and award is hereby made to Adams & Sons, Inc., 140 Whites School Road, Sevierville, Tennessee 37864, for the furnishing of all labor, tools, materials, equipment and supplies necessary to perform all work and services for the Tennessee Avenue waterline and roadway improvements project; said award in strict accordance with contract number FY2018-137, the required specifications, the bid as publicly opened on March 20, 2018, and in the estimated amount of \$939,670.00.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of April 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

PUBLIC WORKS DEPARTMENT MEMORANDUM
18-16

DATE: March 22, 2018
TO: Mark S. Watson, City Manager
FROM: Roger Flynn, P.E., City Engineer
THROUGH: Shira A. McWaters, P.E., Public Works Director *SAM*
SUBJECT: **STREET RESURFACING CONTRACT FY2018-142**

Introduction

An item for City Council's consideration is a Resolution authorizing a contract with Rogers Group, Inc., located in Knoxville, TN, in the amount of \$566,783.25 for street resurfacing and an additional estimated contingency amount of \$10,000 to pay for unexpected subsurface street repairs. The total estimated amount for this contract is \$576,783.25.

Funding

Funding is available in the State Street Aid Fund.

Background

The Public Works Department annually prepares a list of street to resurface. Consideration is given to streets based on the following factors: quantity and severity of defects, and whether defects are structural and will cause further deterioration, and not to streets with cosmetic defects that are structurally sound and remain serviceable. Traffic volume is an important factor taken into consideration as a street with a high traffic count will wear much quicker than one in similar condition, but yet has very few vehicle movements. Public Works avoids locations where utility or drainage repairs are expected to be made in the near future requiring excavation.

When preparing the list, efforts are made to ensure that the number of center line miles resurfaced matches the funds available. This decision is based on anticipated unit prices, less the cost to pay for known subgrade repairs, along with concrete work such as sidewalk repairs and handicap ramps. The total number of center line miles included in the FY2018 list is 3.75. Additionally, snow removal costs over \$20,000 are deducted from the resurfacing budget. As of when the bid proposal was prepared (2-28-18), the City had already spent \$46,065 on snow removal.

The cost of asphalt is directly related to the cost of oil and fortunately, motorists enjoyed reduced oil cost during the past year. This year's bid proposal was prepared with the assumption that paving prices would be the same or less than FY2016. Public Works uses the cost of a 1 ½" depth, full width milling and overlay as its baseline for comparison. This year that cost was 7% less than the previous year. The list of streets that Public Works anticipates resurfacing is attached.

Public Works crews normally repair water, sewer, and storm drain lines, as well as any visible subsurface defects prior to resurfacing. This is done in an effort to reduce the possibility of having to excavate new asphalt in the future, and to prevent the paving contractor from having to wait on City crews to preform those repairs. Unfortunately, it is common, if not the norm, to discover subsurface defects that are not visible until after the existing street surface is milled off. Minor subsurface problems can frequently be corrected by Public Works personnel; however, larger defects are generally best repaired by the contractor.

Recommendation

This project was publically advertised and solicitation for bids were provided to local firms qualified to provide street resurfacing services. Two (2) bids were received with Rogers Group, Inc., submitting the lowest and best bid. Public Works is comfortable with the unit prices quoted, and is pleased with the contractor's past performance. Staff recommends approval of this contract.

Attachment(s)
Listing of proposed streets to be resurfaced
Abstract of Bids
Resolution



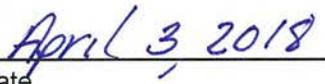
Roger Flynn, P.E.

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.



Mark S. Watson



Date

MILLING & PAVING SCHEDULE
Streets Proposed for Resurfacing

Strategy Example: A/075 = .75" WM at curb +.75OL
Milling Drawing (Please see Next Page)

Name	From street	To street	Width	(Mi.) Length	(LinFt) Length	SqYds	STRATEGY		Depth (in.) Overlay
							FY18 REPAIR	Type Milliol Depth	
DELAWARE (east side)	CALIFORNIA AVE.	DALLAS LN.	16	0.032	169	300	G1.5"	G1.5"	1.5" TDOT E
DELAWARE (west side)	CALIFORNIA AVE.	DALLAS LN.	16	0.064	338	601	G1.5"	G1.5"	1.5" TDOT E
DALLAS LN.	DELAWARE AVE.	1st 100 feet	25	0.019	100	279	G1.5"	G1.5"	1.5" TDOT E
WHIPPOORWILL	OUTER DR.	Seam near Pump Sta.	25	0.113	597	1657	G1.5"	G1.5"	1.5" TDOT D
GEORGIA	TYSON RD.	Joint @ 110 GA	28	0.294	1552	4829	G1.5"	G1.5"	1.5" TDOT D
CALIFORNIA	DELAWARE AVE.	ORTP	28	0.122	644	2004	G1.5"	G1.5"	1.5" TDOT E
CALIFORNIA	CHATHAM LN.	OUTER DR.	28	0.29	1531	4764	G1.5"	G1.5"	1.5" TDOT D
ROLLING LINKS BLVD.	MELTON LAKE DR.	RIVERSIDE DR.	26	0.161	850	2456	G1.5"	G1.5"	1.5" TDOT E
MELTON LAKE DRIVE	MARYWATER LN.	AMANDA DR.	28	0.94	5000	15441	NA1.5"	NA1.5"	1.5" TDOT E
TEMPURA	TUSKEGEE DR.	TUSCULUM DR.	28	0.120	634	1972	G1.5"	G1.5"	1.5" TDOT E
TEMPURA	TUSCULUM DR.	Dead End	28	0.210	1109	3450	G1.5"	G1.5"	1.5" TDOT E
WEST OUTER DR. 2	WESTWIND CIR.	WINDGATE RD.	28	0.398	2101	6538	G1.5"	G1.5"	1.5" TDOT E
WEST OUTER DR. 3	WINDGATE RD.	NEWRIDGE RD.	28	0.118	623	1938	G1.5"	G1.5"	1.5" TDOT E
WEST OUTER DR. 4	NEWRIDGE RD.	WINDGATE RD.	28	0.081	428	1331	G1.5"	G1.5"	1.5" TDOT E
WINDHAM RD	MOSS RD.	WEST OUTER DR.	28	0.398	2101	6536	C1.5"	C1.5"	1.5" TDOT E
WEST OUTER DR. 13	JEFFERSON AVE.	ILLINOIS AVE., N.	30	0.395	2086	6952	C1.5"	C1.5"	1.5" TDOT E

CITY OF OAK RIDGE, TENNESSEE
Abstract of Bids

FY2018-142
OPENING DATE: March 20, 2018 3:00 P.M.

DESCRIPTION	QTY	UNIT	BIDDER:		BIDDER:		BIDDER:	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Street Milling and Resurfacing Project FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO PERFORM ALL WORK AND SERVICES REQUIRED FOR STREET MILLING AND RESURFACING PROJECT PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE PUBLIC WORKS DEPARTMENT Contingency for unforeseen subsurface conditions, to be used only if required.								
			\$ 566,783.25	\$ 635,507.29				
			\$ 10,000.00	\$ 10,000.00				
TOTAL PRICE			\$ 576,783.25	\$ 645,507.29				
TERMS			Net 30	Net 30				
DELIVERY			per Contract	per Contract				
F.O.B.			Oak Ridge	Oak Ridge				
VIA			Best Way	Best Way				
REASON FOR AWARD			RECOMMEND AWARD BE MADE TO:			BIDS OPENED AND RECORDED BY---		
ONLY BID RECEIVED LOW PRICE BETTER OR REQUIRED DESIGN EARLY DELIVERY LOWEST TOTAL COST			Rogers Group, Inc. 601 Maryville Pike Knoxville, TN 37920			Lyn Majeski Purchasing Manager Janice McGinnis Finance Director		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>						Lynn Majeski Janice McGinnis		

RESOLUTION

A RESOLUTION AWARDING A CONTRACT (FY2018-142) TO ROGERS GROUP, INC., KNOXVILLE, TENNESSEE, FOR STREET MILLING AND RESURFACING OF DESIGNATED CITY STREETS IN THE ESTIMATED AMOUNT OF \$576,783.25.

WHEREAS, the City of Oak Ridge has issued an invitation to bid for the furnishing of all labor, tools, materials, equipment and supplies necessary for the street milling and resurfacing project; and

WHEREAS, bids were received and publicly opened on March 20, 2018, with Rogers Group, Inc., Knoxville, Tennessee, submitted the lowest and best bid, which bid the City Manager recommends be accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and award is hereby made to Rogers Group, Inc., 601 Maryville Pike, Knoxville, Tennessee 37920, for the furnishing of all labor, tools, materials, equipment and supplies necessary to perform all work and services for the milling and resurfacing of designated city streets; said award in strict accordance with contract number FY2018-142, the required specifications, the bid as publicly opened on March 20, 2018, and in the estimated amount of \$576,783.25 which includes \$10,000.00 for contract contingencies for unexpected subsurface conditions.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of April 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
18-07

DATE: April 3, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: A RESOLUTION APPROVING AN AGREEMENT RENEWING HUGH WARD'S APPOINTMENT AS THE CITY OF OAK RIDGE ADMINISTRATIVE HEARING OFFICER AND AUTHORIZING A \$2,000.00 COMPENSATION LEVEL INCREASE

Introduction

An item for the agenda is a resolution that renews Hugh B. Ward's appointment as the City's Administrative Hearing Officer, approves a four-year agreement with Mr. Ward (through April 30, 2022), and authorizes a \$2,000.00 salary increase (\$28,000.00 per year).

Funding

Funding is currently available in the FY18 budget and will be budgeted in subsequent fiscal years.

Background

In 2014, the City established an Administrative Hearing Officer to hear violations of the building, residential, plumbing, electrical, mechanical, energy, and property maintenance codes in accordance with the authority granted in Tennessee Code Annotated §6-54-1001 et seq. By Ordinance 10-2014, City Council adopted an ordinance setting forth the provisions associated with the office of Administrative Hearing Officer (see City Code §3-601 et seq.). In 2017, the City expanded the violations to include zoning code violations per authority in state statute.

In 2014, six applicants submitted their interest for Administrative Hearing Officer. On April 14, 2014, Hugh B. Ward, Jr., was unanimously appointed by City Council as the City's first Administrative Hearing Officer. Mr. Ward is an Oak Ridge resident, a practicing attorney, and has served as the City's first Administrative Hearing Officer for almost four years. Mr. Ward's agreement to serve in this capacity expires on April 30, 2018 and he has requested consideration for reappointment to this office.

During Mr. Ward's term, he has efficiently served as the City has dealt with dilapidated housing, code complaints, and rental registration. I have found him to be deliberate and clear on code matters, which has resulted in few repeat offenders. He is professional and knowledgeable in his handling of each case.

Under State Law and City Code, the appointment for Administrative Hearing Officer is a four-year appointment. Pursuant to Tennessee Code Annotated §6-54-1006, the City's Administrative Hearing Officer may be re-appointed.

The Administrative Hearing Officer's compensation was set at \$24,000.00 per year by Resolution 4-31-2014. By Resolution 8-92-2015, the compensation amount was raised to \$26,000.00 per year. In accordance with Section 4 of the agreement, the compensation level may be adjusted on a yearly basis by City Council based upon the recommendation of the City Manager and budgeting constraints. The City Manager recommends a \$2,000.00 increase for the Administrative Hearing Officer for a total annual compensation level of \$28,000.00.

Recommendation

Approval of the attached resolution is recommended. If the resolution is not approved, the City will not have an Administrative Hearing Officer after April 30, 2018 without further action of City Council.

A handwritten signature in blue ink that reads "Mark S. Watson". The signature is written in a cursive style and is positioned above a horizontal line.

Mark S. Watson

Attachment: Resolution

RESOLUTION

A RESOLUTION REAPPOINTING HUGH B. WARD, JR., TO THE OFFICE OF ADMINISTRATIVE HEARING OFFICER AND APPROVING THE ASSOCIATED FOUR-YEAR AGREEMENT.

WHEREAS, by Resolution 3-19-2014, City Council approved an Administrative Hearing Officer Agreement for use for the appointed Administrative Hearing Officer, with the compensation level to be determined based upon the successful applicant's qualifications and experience; and

WHEREAS, on April 14, 2014, City Council unanimously appointed Hugh B. Ward, Jr., an Oak Ridge attorney, to the position of Administrative Hearing Officer and by Resolution 4-31-2014 established a compensation level of \$2,000.00 per month (\$24,000.00 per year); and

WHEREAS, by Resolution 8-92-2015, the compensation level was increased to \$26,000.00 per year payable in equal monthly installments; and

WHEREAS, by state law and city ordinance, the Administrative Hearing Officer position is an appointed position for a four year term; and

WHEREAS, Mr. Ward's current term expires on April 30, 2018; and

WHEREAS, Mr. Ward has requested consideration for reappointment as the Administrative Hearing Officer, which reappointment is allowed by state law; and

WHEREAS, the City Manager recommends reappointment of Mr. Ward as the City's Administrative Hearing Officer and approval of the associated agreement with a \$2,000.00 increase in compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

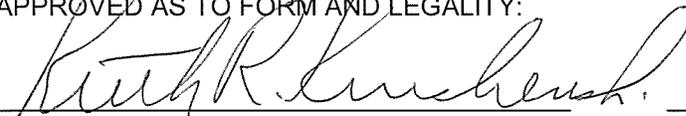
That the recommendation of the City Manager is approved and Hugh B. Ward, Jr., is hereby reappointed to the office of Administrative Hearing Officer and the City is authorized to enter into the Administrative Hearing Officer Agreement approved by Resolution 3-19-2014 with Mr. Ward, for a term of May 1, 2018 through April 30, 2022.

BE IT FURTHER RESOLVED that, in accordance with the terms of the agreement, the City Manager has recommended a compensation level adjustment of \$2,000.00 for a new total compensation amount of \$28,000.00 annually, payable in equal monthly installments, which recommendation is hereby approved.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th of April 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

RECREATION & PARKS MEMORANDUM
18-11

DATE: April 3, 2018
TO: Mark S. Watson, City Manager
FROM: Jonathan W. Hetrick, Recreation & Parks Director
SUBJECT: GOLF CART LEASE – TENNESSEE CENTENNIAL GOLF COURSE

Introduction

An item for City Council's consideration is a resolution to award a contract to Club Car, LLC of Evans, Georgia, for a 48-month lease agreement to provide golf carts for the Oak Ridge, Tennessee Centennial Golf Course in the estimated amount of \$88,536 per year.

Funding

Funding for the lease will be included in the operating budget of the golf course, with costs to be recovered through cart rental fees. Over the last three years, cart rental revenue has averaged \$143,957 per year.

Review

Tennessee Centennial Golf Course is a challenging 18-hole public golf course constructed in 1996 on rolling terrain by the City of Oak Ridge. Due in large part to the terrain, most players use golf carts during play, rather than walking. In January, 2018 the City took over management of the course from a contracted management firm. Since that time the course has operated a small fleet of golf carts under a short-term contract that will expire in May, 2018. Approval of this resolution will provide a long-term lease for a full fleet of seventy-two (72) Club Car Tempo Connect electric golf carts for public use, along with two (2) utility carts for maintenance operations and a Café Express cart that will be used to provide food and beverage sales on-course. Monthly basic maintenance and inspection service by a Club Car technician, including battery maintenance, is included in the lease.

Recommendation

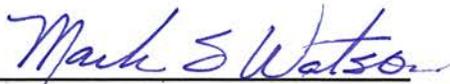
Staff recommends approval of the accompanying Resolution as submitted.

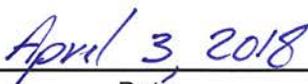

Jonathan W. Hetrick

Attachment: Resolution

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.


Mark S. Watson


Date

RESOLUTION

A RESOLUTION AUTHORIZING A FORTY-EIGHT MONTH LEASE AGREEMENT WITH CLUB CAR, LLC, EVANS, GEORGIA, TO LEASE GOLF CARTS FOR TENNESSEE CENTENNIAL GOLF COURSE IN THE ESTIMATED AMOUNT OF \$88,536.00 PER YEAR.

WHEREAS, when the City took over operation of Tennessee Centennial Golf Course in January 2018, the City entered into a short-term lease agreement with Club Car, LLC, in Evans, Georgia, to provide a small number of golf carts for the course, which agreement will expire in May 2018; and

WHEREAS, the City desires to enter into a long-term lease for a full fleet of seventy-two (72) electric golf carts for public use along with two (2) utility carts for maintenance operations and one (1) café express cart for food and beverage service on the course; and

WHEREAS, Club Car, LLC, has provided the City with a forty-eight (48) month lease agreement which includes monthly basic maintenance and inspection services for the carts at an estimated cost of \$88,536.00 per year; and

WHEREAS, the City Manager recommends approval of the lease agreement with Club Car, LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the City is hereby authorized to enter into a forty-eight (48) month lease agreement with Club Car, LLC, Evans, Georgia, to lease seventy-two (72) electric golf carts for public use plus two (2) utility carts for maintenance operations and one (1) café express cart for food and beverage service for use at Tennessee Centennial Golf Course, in the estimated amount of \$88,536.00 per year.

BE IT FURTHER RESOLVED that the Mayor and/or City Manager are hereby authorized to enter into the appropriate legal instruments to accomplish the same.

This the 9th day of April 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

INTER-DEPARTMENTAL MEMORANDUM
FIRE DEPARTMENT HEADQUARTERS
HQ-18-06

DATE: March 12, 2018
TO: Mark S. Watson, City Manager
FROM: Darryl Kerley, Fire Chief
SUBJECT: FIRE MARSHAL VEHICLE REPLACEMENT PURCHASE

Introduction

Attached for City Council's consideration is a resolution authorizing the City to purchase one (1) new Chevrolet Tahoe to replace Vehicle 281, a 2005 Ford Explorer for the Fire Department. The vehicle will be purchased through the approved State bid process.

Funding

We are proposing a purchase of a standard CK15706, Tahoe 4dr, 1500 4WD, 5W4 from the State bid contract number 56443 at an approximate cost of \$ 34,377. The supplier for these vehicles on the state contract is Wilson County Motors located in Lebanon, Tennessee.

The vehicle will be funded through the vehicle replacement plan and will serve both the general fund fire operations and the West End Fire Fund operations. DOE has contributed approximately 28,400 dollars into the vehicle replacement fund in 2017, which should pay for half of the vehicle.

Background

In 2004, the Ford Explorer was purchased with a V8 engine in order to tow our fire department equipment trailers. After several tow's with the Explorer, it was found to be too small to tow the tandem axel trailers. Towing is also believed to have caused the first transmission failure several years ago. It is recommended that we replace this vehicle with a Chevrolet Tahoe with a towing package to accommodate the needs for moving equipment, boats, and other fire department trailers when needed. This vehicle is also used for fire command, disaster management, and fire investigations, and has the needed storage space required to carry the fire command and investigation equipment and gear.

Recommendation

City staff recommends replacement of the 2005 Ford Explorer assigned to the Fire Marshal's office. If approved the vehicle must be ordered by April 12, 2018, in order to purchase from the existing state bid contract. The next available time to order would be October, for a 2019 delivery date. Fleet Management has completed the Equipment Evaluation Form and recommends replacement of the Ford Explorer.

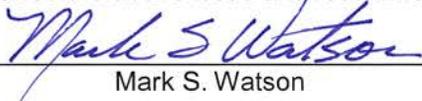
Funds for this purchase are available in the Equipment Replacement Account. The 2005 Explorer (Unit 281) will be turned over to the city garage for disposal.

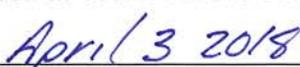
Staff recommends approval of the resolution.


Darryl Kerley, Fire Chief

City Manager's Comments:

I have reviewed the above issue and recommend council action as outlined in this document.


Mark S. Watson


Date

**PUBLIC WORKS DEPARTMENT
INTEROFFICE MEMORANDUM
18-22**

DATE: 4/3/2018

TO: Mark Watson, City Manager

FROM: Shira A. McWaters, Public Works Director *SAM*

SUBJECT: VEHICLE 281 ASSESSMENT AND RECOMMENDATION

The Fleet Maintenance Division performed a vehicle evaluation on City Vehicle #281; assigned to the Fire Department (Fire Marshall's vehicle). As you can see in the attached INTRAOFFICE Memo 18-21 from Mike Miller, Streets and Fleet Manager, it is his recommendation that this vehicle be taken out of service based on the vehicles age and mileage, as well as extensive repairs over the last five (5) years; therefore, it is no longer cost effective to keep it in the City fleet.

After review of the evaluation and assessment, I am in agreement with Mr. Miller and recommend taking City Vehicle #281 out of service and removing it from the City fleet.

Attachment: Public Works Intraoffice Memo 18-21

cc: Michael Smith, Operations and Division Manager
Mike Miller, Street and Fleet Manager

**PUBLIC WORKS DEPARTMENT
INTRAOFFICE MEMORANDUM
18-21**

DATE: April 3, 2018
TO: Shira A. McWaters, Public Works Director
FROM: Mike Miller, Streets and Fleet Manager *MM*
SUBJECT: EVALUATION OF VEHICLE 281

- 2005 Ford Explorer (13 years old)
- Assigned to the Fire Department (Fire Marshall)
- In service since January 2005
- Over 125,000 miles at last service in February 2018
- Overall condition – Fair
- Last five (5) years maintenance costs in parts and labor total \$13,135.47
 - Two (2) transmission repairs;
 - One (1) transaxle; and
 - Various other small items.
- It is the opinion of the Fleet Maintenance Division that this vehicle has served its useful life with the City and it is no longer cost effective because of age and mileage to continue investing money in maintenance and repair. At this age and mileage more expensive repairs would be expected.
- Recommend replacement.
- Approximate replacement cost – \$35,000.

cc: Michael Smith, Operations and Division Manager

RESOLUTION

A RESOLUTION AUTHORIZING THE EXPENDITURE OF APPROXIMATELY \$34,377.00 FROM THE EQUIPMENT REPLACEMENT FUND FOR THE PURCHASE OF ONE (1) CHEVROLET TAHOE FOR THE FIRE DEPARTMENT UTILIZING STATE CONTRACT PRICING.

WHEREAS, the Fire Department has a 2005 Ford Explorer (Vehicle #281) assigned to the Fire Marshal's office, which vehicle is not suitable for the department's current needs; and

WHEREAS, the Fire Department desires to replace the current vehicle with a Chevrolet Tahoe equipped with a towing package to accommodate the Fire Department's needs including moving equipment, boats, and other trailers, which vehicle also has sufficient storage space to carry required fire command and investigation equipment and gear; and

WHEREAS, funds are available in the Equipment Replacement Fund; and

WHEREAS, the current state contract price for the Chevrolet Tahoe vehicle is \$34,377.00 through Wilson County Motors, Lebanon, Tennessee, with an order due date of April 12, 2018; and

WHEREAS, the City Manager requests approval to spend approximately \$34,377.00 from the Equipment Replacement Fund for the purchase of a Chevrolet Tahoe for the Fire Marshal's office using state contract pricing.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the City is hereby authorized to spend approximately \$34,377.00 from the Equipment Replacement Fund for the purchase of a Chevrolet Tahoe for the Fire Marshal's office using state contract pricing.

This the 9th day of April 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

**ELECTRIC DEPARTMENT MEMORANDUM
18-10**

DATE: March 27, 2018
TO: Mark S. Watson, City Manager
FROM: Jack L. Suggs, Electric Director
SUBJECT: AMENDMENT TO TVA GREEN POWER PROVIDERS CONTRACT

Introduction

An item for City Council's consideration is a resolution approving an amendment to the Green Power Providers Contract with TVA. Approval of the resolution is required for Oak Ridge to continue offering this program.

Funding

This amendment has only administrative costs involved in implementing the programmatic changes.

Review

On October 12, 2012, the City entered into an agreement with TVA to support Green Power production by customers of Oak Ridge termed the "Green Power Providers Agreement between Oak Ridge, Tennessee and Tennessee Valley Authority, TV-54097A Supplement Number 84." The agreement provided the basis for our customers to install distributed generation facilities, typically solar panels, and be allowed to sell the power back to TVA through our distribution system.

Several solar installations have been made under the Green Power Providers Agreement in Oak Ridge. The terms under which those agreements were made are fixed in twenty year contracts. The changes in the program described in this memorandum affect only future installations.

The Green Power Providers program was originally designed to spur adoption of such technologies and as such included incentive payments for the produced generated energy. Some incentives were quite significant, with some customers being paid \$0.12 per kWh above the retail rate in effect, a payment on the order of \$0.22 to \$0.23 per kWh. As time went on, TVA reduced the incentive downward until last year generated power was purchased at the retail rate - which resulted in basically a "net metering" type of payment.

Changes in the marketplace and maturation of the technology involved have led TVA, after discussions with various stakeholders, to further reduce the incentives for distributed generation. TVA also wishes to shift other costs associated with distributed generation away from the agency and to the producer of the power. These costs include the metering and inspection costs which TVA previously covered.

The amendment presented defines a set "generation credit" for energy produced which is decoupled from retail rates. For small residential customers, this credit is \$0.09/ kWh. For larger residential (greater than 10kW) and commercial customers who qualify for the program, the credit is \$0.075/kWh. Note that this is the entire compensation and is a lower amount than our retail rate for affected customers.

Further, TVA is no longer covering the cost of remote metering or reimbursing the City for inspection costs. We are expected to recover these costs from program participants.

In the past, distributed generation customers had a clear incentive to participate in the Green Power Providers program. In an effort to maintain a degree of incentive, TVA established the generation credit well above the system's actual offset value (which varies between roughly \$0.0225/kWh and \$0.025/

kWh). Despite this, a thorough analysis will be required for future installations to determine the financial case for the customer enrolling in the program or simply making the installation "behind the meter." Behind the meter installations can offset the full retail cost of the power produced.

In cases where the power cannot be consumed on site or stored, however, enrollment would always make sense since without it neither TVA nor the City will purchase excess energy. As an example, a home owner would generally benefit from enrollment if energy use was low during the day and no battery storage system was present.

Commercial customer's analysis will be more complex. Since energy for some customers is sold with a declining block rate schedule, the value of the energy produced will need to be compared against that schedule with an additional calculation for possible offset for a decrease in demand.

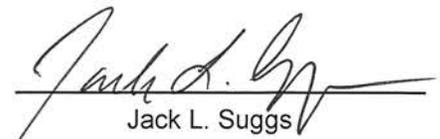
The future customer's financial evaluation is further complicated by potential changes in TVA energy rates. Discussions are underway at TVA to implement a "grid access charge" (GAC) at the wholesale level to help cover fixed cost of that system and to provide better financial stability in a marketplace where energy consumption is flat or actually declining. If such a charge is implemented, the cost of energy will be reduced so that the action is "revenue neutral" to TVA- perhaps by as much as \$0.01 per kWh. It is anticipated that as a TVA distributor we will be required, or at a minimum strongly encouraged, to pass the GAC along to our customers and reduce the energy rates in our retail rate structure. As before, the total bill of the average customer would not be affected, but because of the lower energy cost, the financial case for distributed generation would be negatively affected.

The City is currently examining our interconnect agreements to transfer the costs of metering and inspections, previously covered by TVA, to future distributed generation providers. In the past, we were reimbursed \$200 per inspection. This did not cover our full cost in many cases, but served as a benchmark for future decisions. Also previously covered were the costs of meters ranging from about \$50.00 to roughly \$500 depending on the installation. Large installations will also be billed a fee of \$4.00 per month for reading.

Failure to execute the attached resolution does not provide a way to continue the old agreement. Each of the Green Power Providers contracts is in fact a three way agreement that requires the approval of TVA, the Customer and the City of Oak Ridge. Applications using the old contract language will not be accepted.

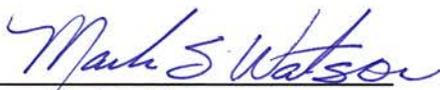
Recommendation

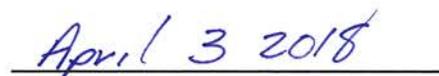
Staff believes that having the program in place is advantageous to the specific customers which will benefit from it. Therefore, staff recommends approval of the attached resolution.


Jack L. Suggs

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.


Mark S. Watson


Date

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TENNESSEE VALLEY AUTHORITY (TVA) TO AMEND THE GREEN POWER PROVIDERS PROGRAM.

WHEREAS, the City is currently a participant in the Tennessee Valley Authority's (TVA) Green Power Providers (GPP) Program so that customers can install and operate alternative energy generation systems (such as photovoltaic systems) and receive financial incentives from TVA; and

WHEREAS, several solar installations have been made under this agreement; and

WHEREAS, TVA is requesting changes to the program that will only affect future installations, which changes reduce the incentives for participation in the program and place administrative cost responsibilities on the City for metering and inspections which were previously covered by TVA; and

WHEREAS, the City desires to remain a participant in this program as the program is advantageous to the specific customers which will benefit from it, and the City is examining its current interconnect agreements to transfer the administrative costs of metering and inspections to the future participants in the program; and

WHEREAS, the City Manager recommends approval the amendment to the GPP Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the City is hereby authorized to enter an agreement with the Tennessee Valley Authority to amend the Green Power Providers Program.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of April 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk