

**OAK RIDGE CITY COUNCIL MEETING**  
Municipal Building Courtroom

December 10, 2018

Minutes

The regular meeting of the City Council of the City of Oak Ridge, Tennessee convened at 7:00 p.m. on December 10, 2018 in the Courtroom of the Municipal Building with Mayor Warren L. Gooch presiding.

**INVOCATION**

The invocation was given by Pastor Brian Scott with Robertsville Baptist Church.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilmember Kelly Callison.

**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 Derrick Hammond; Councilmember Charles J. Hope, Jr.; and Councilmember Ellen Smith.

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**

Proclamations

*A proclamation honoring Methodist Medical Center on the occasion of its 75<sup>th</sup> Anniversary.*

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

**SPECIAL REPORTS**

City Attorney Evaluation Committee Chair Chuck Hope gave the report from the committee and moved for approval of the following resolution:

A RESOLUTION TO AMEND THE CITY ATTORNEY'S EMPLOYMENT AGREEMENT TO EXTEND THE TERM BY ONE YEAR AND TO PROVIDE FOR A NEW ANNUAL BASE SALARY AMOUNT OF \$125,174.40.

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

City Manager Evaluation Committee Chair Rick Chinn gave the report from the committee and moved for approval of the following resolution, with Councilmember Callison seconding:

A RESOLUTION TO AMEND THE CITY MANAGER'S EMPLOYMENT AGREEMENT TO EXTEND THE TERM BY ONE YEAR AND TO PROVIDE FOR A NEW ANNUAL BASE SALARY AMOUNT OF \$170,123.20.

Councilmember Smith asked that a correction be made to the meeting dates of the committee in the report.

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

### **CONSENT AGENDA**

Councilmember Smith requested that the following item be removed from the Consent Agenda for discussion:

A RESOLUTION APPROVING THE CLASSIFICATION PLAN AND COMPENSATION PLAN UPDATES FOR CALENDAR YEAR 2019, AS RECOMMENDED BY THE CITY MANAGER AND THE PERSONNEL ADVISORY BOARD.

Mayor Gooch requested that the following item be removed from the Consent Agenda for discussion:

A RESOLUTION TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH TRESTLES, LLC, NASHVILLE, TENNESSEE, AS APPROVED BY RESOLUTION 8-95-2017, TO INCREASE THE CONTRACT TERM AND TO APPROVE AN ASSIGNMENT OF THE AGREEMENT TO FOX PE ON DECEMBER 31, 2018.

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

A RESOLUTION ACCEPTING NOTICE OF THE OAK RIDGE CHAMBER OF COMMERCE'S REFINANCING OF IT CURRENT LOANS WITH Y-12 FEDERAL CREDIT UNION ON THE CHAMBER'S LEASEHOLD INTEREST ON ITS BUILDING LOCATED AT 1400 OAK RIDGE TURNPIKE, WHICH PROPERTY IS LEASED FROM THE CITY OF OAK RIDGE.

Councilmember Dodson moved for approval of the Consent Agenda as amended, and Councilmember Smith seconded.

The Consent Agenda was approved unanimously as amended by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

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

Approval of the November 27, 2018 City Council special meeting minutes

### **Resolution No. 12-98-2018**

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE CARDIAC HEART MONITOR FROM ZOLL MEDICAL CORPORATION, MASSACHUSETTS, FOR USE BY THE FIRE DEPARTMENT IN THE AMOUNT OF \$36,753.65.

### **Resolution No. 12-99-2018**

A RESOLUTION TO AUTHORIZE THE CITY TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH ANDERSON COUNTY FOR CONSTRUCTION EQUIPMENT, TRUCKS, AND PERSONNEL TO ASSIST THE CITY WITH REMOVAL OF TOPSOIL AND FILL AS PART OF THE BLANKENSHIP FIELD REVITALIZATION PROJECT.

**PUBLIC HEARINGS AND FIRST READING OF ORDINANCES**

AN ORDINANCE TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO REMOVE MULTI-FAMILY USES AND AN EXISTING ACCESS POINT AND TO ADD NEW RETAIL USES, SIDEWALKS, OPEN SPACE, AND A FUTURE PHASE ALONG WILSON STREET; SAID PROPERTY IS BORDERED BY RUTGERS AVENUE, SOUTH ILLINOIS AVENUE, SOUTH TULANE AVENUE, AND OAK RIDGE TURNPIKE AND CONTAINS PARCELS 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, TAX MAP 099L, GROUP A, (APPROXIMATELY 58.54 ACRES), WITH NO CHANGE TO THE ZONING DISTRICT WHICH REMAINS UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY.

Councilmember Smith moved to defer until a special meeting on December 18, 2018 as the developer was unable to attend due to weather. Councilmember Dodson seconded, and the motion was approved unanimously by voice vote.

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 PARCELS 008.00 AND 010.00, ANDERSON COUNTY TAX MAP 100G, GROUP A, APPROXIMATELY 6.24 ACRES, FROM IND-1, INDUSTRIAL DISTRICT, TO O-2, OFFICE DISTRICT, SAID PARCELS BEING LOCATED AT 715 AND 723 EMORY VALLEY ROAD.

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

Councilmember Smith moved to open the public hearing, and Councilmember Callison seconded. Seeing no citizen who wished to speak, Councilmember Hope moved to close the public hearing, and Councilmember Callison seconded. The motion was approved unanimously by voice vote.

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

AN ORDINANCE TO AMEND THE MASTER PLAN AND SUBAREA D PLAN FOR THE PRESERVE AT CLINCH RIVER (FORMERLY RARITY RIDGE), AS WELL AS ADOPT A NEW "TABLE II"; SAID AMENDMENTS DO NOT CHANGE THE ZONING DESIGNATION OF THE DEVELOPMENT WHICH REMAINS TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT.

Mayor Pro Tem Chinn moved for approval of the ordinance, and Councilmember Callison seconded. The motion was approved unanimously by voice vote. Community Development Director Wayne Blasius provided an overview of the ordinance and answered questions from Council.

Mayor Pro Tem Chinn moved to open the public hearing, and Councilmember Hammond seconded. The motion was approved unanimously by voice vote. Seeing no citizen that wished to speak, Mayor Pro Tem Chinn moved to close the public hearing, and Councilmember Dodson seconded. The motion was approved by voice vote.

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

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING ARTICLE II, TITLED "DEFINITIONS," TO ADD A DEFINITION FOR MIXED-USE DEVELOPMENT; BY AMENDING SECTION 6.02, TITLED "O-2, OFFICE DISTRICT," SECTION 7.03, TITLED "B- 2, GENERAL BUSINESS DISTRICT," AND SECTION 7.04, TITLED "UB-2, UNIFIED GENERAL BUSINESS DISTRICT," TO ADD MIXED-USE DEVELOPMENT AS A PERMITTED PRINCIPAL USE; AND BY AMENDING SECTION 11.02, TITLED "REQUIRED OFF-STREET PARKING," TO UPDATE THE PARKING REQUIREMENTS FOR MIXED-USE DEVELOPMENTS.

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

Councilmember Smith moved to open the public hearing, and Councilmember Hope seconded. The motion was approved unanimously by voice vote.

Seeing no citizen that wished to speak on the ordinance, Councilmember Hope moved to close the public hearing, and Councilmember Hammond seconded. The motion was approved by voice vote.

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

#### **FINAL ADOPTION OF ORDINANCES**

##### **Ordinance No. 20-2018**

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 001.00, ANDERSON COUNTY TAX MAP 1010, GROUP A, FROM R-1-B, SINGLE FAMILY RESIDENTIAL, TO R-2/PUD, LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; PARCELS 001.00-063.00, ANDERSON COUNTY TAX MAP 107B, GROUP A, FROM R-3, MEDIUM DENSITY RESIDENTIAL, TO R- 2/PUD, LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; A PORTION OF PARCEL 001.01, ANDERSON COUNTY TAX MAP 101G, GROUP A, FROM B-2, GENERAL BUSINESS, TO R-2/PUD, LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; AND PARCEL 003.00, ANDERSON COUNTY TAX MAP 107H, GROUP A, FROM R-3, MEDIUM DENSITY RESIDENTIAL, TO R-2/PUD, LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; ALL PARCELS BEING LOCATED ON THE NORTH SIDE OF EDGEMOOR ROAD WEST OF PARK MEADE DRIVE AND EAST OF CENTENNIAL VILLAGE APARTMENTS; AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN COLLECTIVELY CONTAINING APPROXIMATELY 117.04 ACRES.

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

Councilmember Dodson moved to open the public hearing, and Councilmember Smith seconded. The motion was approved unanimously by voice vote.

Councilmember Hammond moved that the public hearing be closed, and Councilmember Callison seconded. The motion was approved unanimously by voice vote.

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

## **RESOLUTIONS**

### **Resolution No. 12-100-2018**

A RESOLUTION APPROVING THE CLASSIFICATION PLAN AND COMPENSATION PLAN UPDATES FOR CALENDAR YEAR 2019, AS RECOMMENDED BY THE CITY MANAGER AND THE PERSONNEL ADVISORY BOARD.

Councilmember Callison moved for approval of the resolution, and Councilmember Smith seconded. Administrative Services Director Bruce Applegate provided an overview of the resolution and answered questions from Council.

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

### **Resolution No. 12-101-2018**

A RESOLUTION TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH TRESTLES, LLC, NASHVILLE, TENNESSEE, AS APPROVED BY RESOLUTION 8-95-2017, TO INCREASE THE CONTRACT TERM AND TO APPROVE AN ASSIGNMENT OF THE AGREEMENT TO FOX PE ON DECEMBER 31, 2018.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Utility Manager Patrick Berge answered questions from Council regarding the resolution.

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

### **Resolution No. 12-102-2018**

A RESOLUTION ACCEPTING NOTICE OF THE OAK RIDGE CHAMBER OF COMMERCE'S REFINANCING OF ITS CURRENT LOANS WITH Y-12 FEDERAL CREDIT UNION ON THE CHAMBER'S LEASEHOLD INTEREST ON ITS BUILDING LOCATED AT 1400 OAK RIDGE TURNPIKE, WHICH PROPERTY IS LEASED FROM THE CITY OF OAK RIDGE.

Councilmember Callison moved for approval of the resolution, and Councilmember Hammond seconded. Parker Hardy, President of the Oak Ridge Chamber of Commerce, answered questions from Council.

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

### **Resolution No. 12-103-2018**

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN'S LAND USE PLAN MAP FOR PARCEL 001.00, ANDERSON COUNTY TAX MAP 101O, GROUP A, HARBOUR POINTE "A"; PARCELS 001.00-063.00, ANDERSON COUNTY TAX MAP 107B, GROUP A, HARBOUR POINTE "B"; A 65.03 ACRE PORTION OF PARCEL 001.01, ANDERSON COUNTY TAX MAP 101G, GROUP A, HARBOUR POINTE "C"; AND PARCEL 003.00, ANDERSON COUNTY TAX MAP 107H, GROUP A, HARBOUR POINTE "D"; TO M, MEDIUM DENSITY RESIDENTIAL.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Mayor Pro Tem Chinn moved to open the public hearing, and Councilmember Hope seconded. The motion was approved unanimously by voice vote. Seeing no citizen who wished to speak on the resolution, Councilmember Callison moved to close the public hearing, and Councilmember Callison seconded.

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

**Resolution No. 12-104-2018**

A RESOLUTION AUTHORIZING THE EXPENDITURE OF UP TO \$298,698.22 FROM THE EQUIPMENT REPLACEMENT FUND FOR THE PURCHASE AND EQUIPPING OF SIX (6) VEHICLES FOR THE POLICE DEPARTMENT UTILIZING STATE CONTRACT PRICING.

Councilmember Dodson moved for approval of the resolution, and Councilmember Smith seconded. Police Chief Robin Smith answered questions from Council regarding the resolution.

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

**Resolution No. 12-105-2018**

A RESOLUTION AUTHORIZING THE EXPENDITURE OF UP TO \$117,579.24 FROM THE WATERWORKS FUND FOR THE PURCHASE OF TWENTY-FOUR (24) VALVE ACTUATORS FOR THE TURTLE PARK WASTEWATER TREATMENT PLANT FROM ROTORK CONTROLS, INC., ROCHESTER, NEW YORK.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Utilities Manager Patrick Berge answered questions from Council regarding the resolution.

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

**Resolution No. 12-106-2018**

A RESOLUTION AUTHORIZING THE EXPENDITURE OF \$32,834.88 FROM THE EQUIPMENT REPLACEMENT FUND FOR THE PURCHASE OF TURF MAINTENANCE EQUIPMENT FOR THE RECREATION AND PARKS DEPARTMENT UTILIZING STATE CONTRACT PRICING.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Recreation and Parks Director Jon Hetrick provided an overview of the resolution and answered questions from Council.

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

**Resolution No. 12-107-2018**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH SECRET CITY FESTIVAL OF OAK RIDGE, TENNESSEE, DBA CELEBRATE OAK RIDGE, TO PROVIDE SERVICES AND ACTIVITY SUPPORT FOR THE UPCOMING 2019 SECRET CITY FESTIVAL IN AN AMOUNT NOT TO EXCEED \$50,000.00.

Councilmember Dodson moved for approval of the resolution, and Councilmember Smith seconded. City Manager Mark Watson provided an overview of the resolution, and Secret City Festival Committee member Jana Brayton addressed Council about plans for the festival in 2019.

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

**12-109-2018**

A RESOLUTION AUTHORIZING TRANSMITTAL OF COMMENTS TO THE TENNESSEE VALLEY AUTHORITY ON THE DRAFT POTENTIAL BULL RUN FOSSIL PLANT RETIREMENT ENVIRONMENTAL ASSESSMENT (TVA PROJECT 2018-35).

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Hammond seconded. During discussion, several Councilmembers requested that the letter to Tennessee Valley Authority be expanded to request that TVA inform the City what options may be available for Bull Run if it is shut down. Councilmember Smith expressed her concerns that the cumulative impacts of a Bull Run closure

have not been thoroughly discussed.

The resolution was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.”

**Resolution No. 12-108-2018**

A RESOLUTION TRANSMITTING COMMENTS TO THE U.S. DEPARTMENT OF ENERGY ON THE AGENCY’S PROPOSED PLAN FOR THE DISPOSAL OF OAK RIDGE RESERVATION COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA) WASTE DOE/OR/01-2695&D2/R1 (SEPTEMBER 2018)

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

Robert Kennedy, Chairman of the Environmental Quality Advisory Board, 209 Whippoorwill Drive, Oak Ridge, stated that it was his understanding that the comment period regarding the proposed plan has been extended thirty days.

Todd Waterman, 418 Orchard Knob Road, Clinton, addressed Council in opposition to the proposed disposal site.

The resolution was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.”

A RESOLUTION TO GENERALLY ESTABLISH MONTHLY REGULAR CITY COUNCIL MEETINGS AND MONTHLY WORK SESSION MEETINGS FOR CALENDAR YEAR 2019.

Councilmember Callison moved for approval of the resolution, and Mayor Pro Tem Chinn seconded. The resolution was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.”

**APPEARANCE OF CITIZENS**

David Kitzmiller, 144 Wellington Circle, Oak Ridge, addressed Council regarding two potholes on Wellington Circle that need to be paved.

Parker Hardy, President of the Oak Ridge Chamber of Commerce, thanked the City for the enormous support provided to the Chamber for the Christmas Parade. He also recognized the Electric Department for winning the Spectacular Sparkle Award with its float in the parade.

Gene Sage, 103 Tellman Lane, Oak Ridge, addressed Council regarding ramps in front of Electronic Express and wanted to know the latest on the old American Museum of Science and Energy building.

David Wilson, 1079 W. Outer Drive, Oak Ridge, addressed Council to praise the Police Department and to let Council know that W. Outer is much better since the stretch near his home has been paved.

**ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING**

**Announcements**

**Scheduling**

**COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS**

Councilmember Dodson discussed several recommendations that arose out of the Planning Commission’s consideration of the Main Street Planned Unit Development amendment. He requested that those be

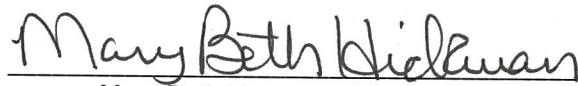
brought up at the December 18, 2018 special meeting. Those recommendations included a commitment from the developer regarding mixed use, funding of a design plan for Wilson Street, endorsements of the concepts of the Skidmore, Owings and Merrill(SOM) report with a link to the report published on the City's website, and cooperation with contractors to sponsor a developers forum. Mayor Gooch stated that he would not support a vote regarding the SOM report in a week's time. Councilmember Smith requested that the SOM report be discussed at the work session on December 18<sup>th</sup> rather than the special meeting. Councilmember Hope stated that the SOM report goes hand-in-hand with the Blueprint process.

**SUMMARY OF CURRENT EVENTS**

**CITY MANAGER'S REPORT**

**CITY ATTORNEY'S REPORT**

**ADJOURNMENT:** 9:14 p.m.



Mary Beth Hickman, City Clerk

APPROVED BY CITY COUNCIL  
January 14, 2019

  
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Warren L. Gooch, Mayor