

OAK RIDGE CITY COUNCIL MEETING
Municipal Building Courtroom

December 10, 2018 - 7:00 p.m.

AGENDA

I. INVOCATION

Pastor Brian Scott, Robertsville Baptist Church

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PROCLAMATIONS AND PUBLIC RECOGNITIONS

Proclamations

- a. A proclamation honoring Methodist Medical Center on the occasion of its 75th Anniversary

V. SPECIAL REPORTS

- a. City Attorney Evaluation Committee Report – Councilmember Chuck Hope, Chair
b. City Manager Evaluation Committee Report – Mayor Pro Tem Rick Chinn, Jr., Chair

VI. CONSENT AGENDA

- a. Approval of November 12, 2018 City Council regular meeting minutes
b. Approval of November 27, 2018 City Council special meeting minutes
c. 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.
d. 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.
e. 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.
f. 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.
g. A RESOLUTION TO AUTHORIZE ADDITIONAL COMPENSATION FOR THE PROFESSIONAL SERVICES AGREEMENT WITH THE FERGUSON GROUP, LLC, FOR SERVICES RELATED TO DOE'S ENVIRONMENTAL MANAGEMENT PROGRAM.

- h. 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.

VII. PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

Public Hearing

- a. 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.
- b. 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.
- c. 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.
- d. 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.

VIII. FINAL ADOPTION 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 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.

IX. RESOLUTIONS

- a. A RESOLUTION AMENDING THE COMPREHENSIVE PLAN'S LAND USE PLAN MAP FOR PARCEL 001.00, ANDERSON COUNTY TAX MAP 1010, 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 (**Public Hearing is required.**)
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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).
- g. 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)
- h. A RESOLUTION TO GENERALLY ESTABLISH MONTHLY REGULAR CITY COUNCIL MEETINGS AND MONTHLY WORK SESSION MEETINGS FOR CALENDAR YEAR 2019.

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
 - i. Acceptance of legislative report
 - b. CITY ATTORNEY'S REPORT
- XIV. ADJOURNMENT

**PROCLAMATIONS
AND
PUBLIC RECOGNITIONS**

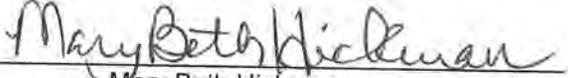
CITY CLERK MEMORANDUM
18-33

DATE: December 3, 2018
TO: Honorable Mayor and Members of City Council
FROM: Mary Beth Hickman, City Clerk
SUBJECT: PROCLAMATION FOR THE DECEMBER 10, 2018 CITY COUNCIL MEETING AGENDA

The following proclamation is presented for the December 10, 2018 City Council meeting for the City Council's consideration:

A proclamation designating December 11, 2018 as Methodist Medical Center Day

This request was submitted by Crystal Jordan, Marketing and Business Development Manager at Methodist Medical Center, in recognition of the hospital's 75th anniversary. Ms. Jordan also requested that the proclamation be read at a coffee on December 11, 2018 hosted by the Anderson County, Roane County, and Rocky Top Chambers of Commerce.



Mary Beth Hickman

Attachment:
Proclamation designating December 11, 2018 as Methodist Medical Center Day

PROCLAMATION

WHEREAS, Methodist Medical Center first opened as an Army hospital in 1943 when Oak Ridge was still America's "Secret City"; and

WHEREAS, today, Methodist Medical Center is an Advanced Primary Stroke Center providing more than thirty medical specialties ranging from cardiology and orthopedics to oncology and wound care; and

WHEREAS, the employees, physicians, volunteers and board members of Methodist Medical Center are unified by one covenant: to put their patients first, strive for excellence in everything they do and make Methodist Medical Center the first and best choice for patients in the region; and

WHEREAS, Methodist Medical Center further extends its mission through its three Hospitality Houses to provide free temporary lodging to patients and their families when they must travel for treatment at Methodist, which are supported entirely by charitable donations and serve as a source of comfort and refuge for patients and family members seeking medical care far from home; and

WHEREAS, in addition to improving the lives of patients in Oak Ridge and the surrounding communities, Methodist Medical Center promotes the development of health care leaders, opportunities for career pathways, personal growth, professional advancement and community service; and

WHEREAS, Methodist Medical Center officially opened its doors as a sixty-three bed Army hospital for the Manhattan Project on November 17, 1943 with twelve doctors and forty-one nurses in attendance; and

WHEREAS, now, seventy-five years later, Methodist Medical Center is a three hundred and one bed regional medical center owned by Covenant Health and is recognized regionally and nationally for quality and patient satisfaction; and

WHEREAS, the service provided by Methodist Medical Center will continue to have a positive impact on our community.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE, that December 11, 2018, be proclaimed

METHODIST MEDICAL CENTER DAY

in the City of Oak Ridge, Tennessee, and that all citizens be encouraged to honor Methodist Medical Center on its 75th Anniversary and for its continued commitment to quality care, compassion and meaningful service to our community and our loved ones.

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 10th day of December in the year 2018.

WARREN L. GOOCH, MAYOR

SPECIAL REPORTS

**CITY ATTORNEY EVALUATION COMMITTEE
MEMORANDUM**

DATE: December 4, 2018

TO: Fellow Members of City Council

FROM: City Attorney Evaluation Committee
Councilmember Chuck Hope, Chair
Councilmember Jim Dodson
Councilmember Ellen Smith

SUBJECT: CITY ATTORNEY EVALUATION COMMITTEE REPORT AND RECOMMENDATIONS FOR FY2018

The City Attorney Evaluation Committee met on December 4, 2018 to review the Council's completed performance evaluations of the City Attorney and develop its recommendations to the Council regarding a possible change in compensation and contract extension. The three committee members were present along with the City Attorney Kenneth R. Krushenski and City Clerk Mary Beth Hickman.

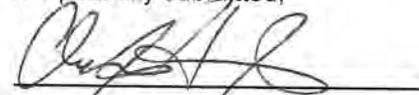
The Committee reviewed the evaluation forms and discussed the Council's ratings and comments with the City Attorney. A summary of the evaluations is attached. The Committee noted that the overall ratings were very positive and no significant issues or areas for improvement were identified. It was discussed that given the City Attorney's seventeen years of service to the City that his compensation should be adjusted to bring him at least halfway to the midpoint on the City's classification scale.

Councilmember Hope moved that the City Attorney's salary be increased by 4% and that his contract be extended one year to March 1, 2021, with the increase being retroactive to March 1, 2018. Councilmember Dodson seconded, and the motion passed unanimously.

The attached resolution amends the City Attorney's Employment agreement to provide for the recommended salary increase and contract extension.

The Committee recommends its adoption as a measure of compensation for the City Attorney's performance as indicated by the evaluations completed by the councilmembers and in line with the City's classification and compensation plan.

Respectfully submitted,



Charles J. Hope, Jr., Chair
City Attorney Evaluation Committee, 2018

Attachments:
Evaluation Summary
City Attorney Employment Agreement with FY2017 Amendment
Resolution

CITY ATTORNEY EVALUATION SUMMARY

COURTESY AND COMMUNICATION SKILLS

Is accessible, responsive, considerate and courteous in interactions with Council

Exceeds Expectations – 5

Fully Meets Expectations – 2

Needs Improvement – 0

No Observation – 0

Comments:

Ken is always accessible and courteous.

Provides legal opinions and/or advice in a timely manner

Exceeds Expectations – 3

Fully Meets Expectations – 4

Needs Improvement – 0

No Observation – 0

Comments:

He is very diligent.

Creates a sense of trustworthiness

Exceeds Expectations - 4

Fully Meets Expectations – 3

Needs Improvement – 0

No Observation – 0

Comments:

I trust Ken to be honest in the opinions he communicates.

Keeps the Council informed about current issues, legal activities, decisions, and goals

Exceeds Expectations – 5

Fully Meets Expectations – 2

Needs Improvement – 0

No Observation – 0

Comments:

He provides substantive updates and memos on all issues affecting the city.

Communicates well with a wide range of persons, including Councilmembers, citizens, staff, and other attorneys

Exceeds Expectations – 2

Fully Meets Expectations – 3

Needs Improvement – 1

No Observation – 1

Comments:

As far as I can tell, Ken does an excellent job of communicating well with a wide range of Oak Ridge stakeholders.

Ken's sense of humor is an important asset that can help to diffuse a tense situation.

List notes or comments that support the overall rating on courtesy and communication skills

KNOWLEDGE AND ADAPTABILITY

Demonstrates a thorough knowledge and understanding of municipal law

Exceeds Expectations – 3

Fully Meets Expectations – 4

Needs Improvement –

No Observation –

He is very experienced and maintains his expertise through his interaction with MTAS and the state Comptroller's office.

Is knowledgeable about City issues and about legal trends that may impact the City

Exceeds Expectations – 2

Fully Meets Expectations - 5

Needs Improvement –

No Observation –

Comments:

Provides advice on ordinance changes, drafting of new ordinances and amendments

Exceeds Expectations – 4

Fully Meets Expectations – 3

Needs Improvement –

No Observation –

Comments:

Provides concise, understandable, and helpful legal options and/or advice

Exceeds Expectations – 1

Fully Meets Expectations – 6

Needs Improvement –

No Observation –

Comments:

Demonstrates openness to alternative approaches

Exceeds Expectations – 2

Fully Meets Expectations – 2

Needs Improvement – 2

No Observation – 1

Comments:

He has demonstrated that he thoughtfully considers various courses of action.

Adjusts rapidly to changes in plans or procedures

Exceeds Expectations –

Fully Meets Expectations – 4

Needs Improvement – 2

No Observation – 1

Comments:

List notes or comments that support the overall rating on courtesy and communication skills

ADMINISTRATIVE SKILLS AND EFFECTIVENESS

Functions effectively under pressure

Exceeds Expectations – 1

Fully Meets Expectations – 5

Needs Improvement –

No Observation – 1

Comments:

Demonstrates leadership that contributes to achieving the City's goals and objectives

Exceeds Expectations – 3

Fully Meets Expectations – 4

Needs Improvement –

No Observation –

Comments:

Effectively evaluates legal problems and alternatives

Exceeds Expectations – 3

Fully Meets Expectations – 4

Needs Improvement –

No Observation –

Comments:

He provides thoughtful and substantive advice on legal issues.

Demonstrates effectiveness in avoiding unnecessary legal controversy

Exceeds Expectations – 3

Fully Meets Expectations – 4

Needs Improvement –

No Observation –

Comments:

This is one of his best qualities.

List notes or comments that support the overall rating on courtesy and communication skills

PERSONAL AND PROFESSIONAL QUALITIES

Maintains high standards of ethics, honesty, and integrity in all personal and professional relationships

Exceeds Expectations – 5

Fully Meets Expectations – 2

Needs Improvement –

No Observation –

Comments:

He is a person who always demonstrates the highest professional and personal standards of ethics. He enjoys a reputation of highest integrity in the legal community.

Retains your confidence when informing you of risks associated with proposed actions or decisions

Exceeds Expectations – 3

Fully Meets Expectations – 4

Needs Improvement –

No Observation –

Comments:

Works toward gaining and maintaining the respect and support of staff

Exceeds Expectations – 3

Fully Meets Expectations – 3

Needs Improvement –

No Observation – 1

Comments:

I don't have much opportunity to evaluate his interactions with city staff.

List notes or comments that support the overall rating on courtesy and communication skills

ADDITIONAL NARRATIVE – LOOKING AHEAD

What would you identify as the City Attorney's strength(s), expressed in terms of the principal results achieved during the rating period?

Historical knowledge is critical to understanding long-standing issues.

Ken is an excellent communicator, whether that be in the form of providing clarity on an existing legal matter or being proactive about ensuring advance notification of potential legal matters.

We benefit from Ken's large span of legal, practical, and political knowledge gained through his experience with the city and in his previous legal practice. His legal advice is based on his knowledge of the law, his historical knowledge of the circumstances facing the city, and experience that makes him aware of "what can go wrong" in various situations.

Very honest and trustworthy.

The city attorney fully and clearly explains all legal matters both through conversations and written correspondence. Our city attorney also represents council and the city extremely well when deliberating legal matters.

What performance area(s) would you identify as most critical for improvement?

There are no areas of significant improvement that I can point to in the time I have worked with Ken.

Thinking outside the box and coming up with innovative solutions is not one of Ken's strengths.

Continue his improvement in concisely and effectively advising Council on the latest issues facing the city. This is an area of emphasis for all attorneys because many legal issues are complicated and do not lend themselves to a quick briefing for decisionmakers and clients.

I cannot identify a single area in which I've noticed a need for improvement while I've served as a council member.

What constructive suggestions or assistance can you offer the City Attorney to enhance performance?

I have none at this time.

Sometimes a new point of view or fresh set of eyes on an issue is a positive.

I would suggest continue doing the exemplary job that he is doing.

What other comments do you have for the City Attorney, e.g. priorities, expectations, goals, or objectives for the new rating period?

None at this time. I have been working with Ken for only a small portion of the review period.

In the context of ongoing change in the City workforce, which has included and will continue to include departures of older staff and introduction of a younger generation of employees into the organization, I think it's important for the City Attorney to be proactive in advising the city manager and other supervisory staff regarding the legal vulnerabilities that possibly could arise in connection with their personnel decisions and actions.

A clear succession plan for the office should be explored.

Continue to stay abreast of legal trends and issues facing municipalities.

Please provide recommendations and comments on a possible change in compensation (currently \$120,348.80) and a contract extension beyond the current expiration date of March 1, 2020.

I do not feel I have been on Council long enough (5 months) to make such a recommendation.

A raise of at least 3% (consistent with advancing Ken on the new compensation scale for his position) would be appropriate, and his contract should be extended by at least one year. The compensation increase should be retroactive to the beginning of the current fiscal year.

Compensation should follow the comp study done for rest of city employees.

One year extension of his contract and 2.5% salary increase.

Currently, Mr. Krushenski is at step I with an annual salary of \$120,348.80. I recommend that Mr. Krushenski's annual salary be adjusted to bring him to step 6m on the mid-point on the salary schedule based on superior performance evaluations and his commitment as our city attorney over the past 17 years. I would also recommend a contract extension to at least March 1, 2021.

EMPLOYMENT AGREEMENT
City Attorney

This is an agreement entered into this 22 day of Feb., 2001, between the City of Oak Ridge (the City) by the City Council and Kenneth R. Krushenski (City Attorney) to provide for the employment of Kenneth R. Krushenski as City Attorney of the City of Oak Ridge and to set forth the terms and conditions of his employment and the mutual obligations, rights and duties of each party.

Now, therefore, in consideration of the mutual promises as set forth in this Agreement, the City of Oak Ridge and Kenneth R. Krushenski agree as follows:

Section 1. Duties

City Council agrees to employ Kenneth R. Krushenski as City Attorney of the City of Oak Ridge to perform the functions and duties as specified in the City Charter and the City Code, and to perform such other legally permissible and proper duties and functions as the City Council shall from time to time assign. Article III, Section 13 of the Charter of the City of Oak Ridge specifies as follows:

The City Attorney shall be responsible for representing and defending the City in all litigation in which the City is a party, shall be the prosecuting officer in the City Court, shall advise the Council, City Manager, and other officers and employees of the City concerning legal aspects of the City's affairs, shall approve as to form and legality all contracts, deeds, bonds, ordinances, resolutions, motions, and other official documents and shall perform such other duties as may be prescribed by the Council or the City Manager.

The City Attorney shall also be responsible for representing all boards and commissions sanctioned by or established by the City Council. The City Attorney shall be responsible for defending all boards and commissions in all litigation in which the respective board or commission is a party and shall attend meetings of the various boards and commissions if in the discretion of the City Attorney his attendance is necessary.

The City Attorney shall also serve as tax attorney for the City of Oak Ridge. All revenue paid to the City Attorney in his capacity as tax attorney shall be paid into the general fund of the City of Oak Ridge, Tennessee.

Section 2. Term

A. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of the City Attorney at any time, subject only to the provisions set forth in Section 5, Paragraphs A and B of this Agreement.

B. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Attorney to resign at any time.

C. Except as otherwise herein stated, this Agreement shall become effective as of March 1, 2001, and shall continue in effect until March 1, 2003, except as provided in Section 2, Paragraph D.

D. In order to extend the term of this Agreement, City Council shall take action by November 18, 2002. However, upon the request of the City Attorney during this same period, City Council shall make a decision as to whether it desires to extend said Agreement.

Section 3. Performance Evaluation

A. No later than June 1, 2001, City Council and the City Attorney shall establish performance criteria and goals and objectives which shall provide the basis for the evaluation of the City Attorney. The performance criteria and the goals and objectives will be those that are necessary for the proper operation of the City and the attainment of City Council's policy objectives. The performance criteria and the goals and objectives shall be assigned a relative priority, and shall generally be attainable within the time limitations established and within the annual operating and capital budgets and the appropriations provided. Thereafter, City Council and the City Attorney may modify the performance criteria and the goals and objectives during the annual evaluation process.

B. The first formal evaluation of the City Attorney's performance shall be completed by May 30, 2002. Thereafter, evaluations shall be conducted on an annual basis by May 30th of each year.

Section 4. Code of Ethics

The City Attorney agrees to adhere to the standards of the American Bar Association Code of Professional Responsibility and to conduct himself accordingly.

Section 5. Termination and Severance Pay

A. In the event the City Attorney's employment is terminated by the Council at its will and pleasure during such time that the City Attorney is willing and able to perform his duties under this Agreement, then in that event the City agrees to pay the City Attorney a lump sum cash payment equal to six (6) months' aggregate salary plus any accrued leave and benefits less applicable deductions as required by agreement, law, ordinance or policy for other employees and/or the City Attorney's matching portion of benefits provided for and during said six (6) months' severance period. At City Council's option, the actual resignation date may be extended through earned and accrued leave balances due the City Attorney then in effect. Provided, however, that in the event the City Attorney is terminated "for just cause," then in such event, the City shall have no obligation to pay the aggregate severance sum designated in this paragraph. "Just cause" is defined and limited for the purposes of this Agreement to the following reasons: (1) willful neglect of duty; (2) felony or misdemeanor conviction of any crime involving moral turpitude; (3) violation of duties by the City Attorney of honesty and sobriety; (4) any other act of a similar nature of the same or greater seriousness.

B. In the event the City at any time reduces the salary or other financial benefits of the City Attorney in a greater percentage than an applicable across-the-board reduction for all City employees, then the City Attorney may at his option be deemed to be "terminated" at the date of such reduction under the terms of Section 5A, with the City Attorney being entitled to the lump sum cash payment as described.

Section 6. Disability

If the City Attorney becomes permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity or health for a period of six (6) successive weeks beyond any accrued leave, the City shall have the option to terminate this Agreement.

Section 7. Salary

A. City agrees to pay the City Attorney for his services rendered pursuant hereto an annual base salary of \$80,017.60, payable in installments at the same time as other City employees are paid.

B. In addition, City agrees to increase said base salary and/or other benefits of the City Attorney in such amounts and to such an extent as the City Council may determine desirable on the basis of the performance evaluation developed as required by Section 3 of this Agreement. Nothing in this paragraph shall require the City to increase the base salary or other benefits of the City Attorney.

Section 8. Hours of Work

A. The City of Oak Ridge requires the full-time service of its City Attorney and, therefore, in the event the City Attorney is not available for his duties, he shall designate an Assistant City Attorney as his representative to be responsible in his place, and so inform members of City Council when appropriate.

B. The City Attorney is leaving an active private law practice to undertake this position with the City of Oak Ridge. Both parties to this agreement recognize that it will take the City Attorney some time to close his existing practice and in that regard the parties agree that the City Attorney will have three (3) months from the effective day of this agreement to terminate all attorney-client relationships with persons and entities other than the City of Oak Ridge. During this three (3) month period, the City Attorney agrees to avoid using regular office hours to conduct business with other clients and will make every effort to close out his attorney-client relationships with all such clients as soon as possible, but in no event will he represent persons or entities other than the City of Oak Ridge after May 30, 2001 without the express consent of the City (through the City Manager).

Section 9. Communications Equipment

The City agrees to reimburse the City Attorney up to Thirty Dollars (\$30) per month to maintain a cellular or digital telephone. Except for this reimbursement, the cellular or digital telephone service shall be maintained by the City Attorney at his cost. The City shall be provided the number for this telephone to allow ease of communication with the City Attorney.

Section 10. Dues and Subscriptions

A. The City agrees to budget and pay the professional dues and subscriptions of the City Attorney for his continuance and full participation in national, regional, state and local

associations and organizations as necessary and desirable for his continued professional participation, growth and advancement, and for the good of the City.

B. The City agrees to budget and pay the Tennessee Professional Privilege Tax and Tennessee Board of Professional Responsibility fees on behalf of the City Attorney.

Section 11. Professional Development

A. The City agrees to budget and to pay the travel and subsistence expenses of the City Attorney for professional and official travel, meetings, and occasions adequate to continue the professional development of the City Attorney and to adequately pursue necessary official and other functions for the City, including but not limited to the Annual Conference of the Tennessee Bar Association, the Tennessee Municipal League, and such other national, regional, state, and local governmental groups and committees thereof which the City Attorney serves as a member.

B. The City also agrees to budget and pay for the travel and subsistence expenses of the City Attorney for short courses, institutes, and seminars that are necessary for his professional development and for the good of the City.

Section 12. Annual and Sick Leave

A. The City Attorney shall accrue annual and sick leave in the same manner as other City employees and as specified in Article 11 of the Personnel Ordinance.

B. As of the date of commencement of the term of employment, the City Attorney shall have credited to his account ten (10) days of sick leave and one hundred twenty (120) hours of annual leave. Thereafter, the City Attorney shall accrue, and have credited to his personal account annual leave and sick leave at the same rate as other employees of the City. The City Attorney shall be entitled to all leave and employee benefit programs granted to all general employees of the City.

Section 13. Health, Dental, Disability and Life Insurance Benefits

The City agrees to provide health, dental, disability, long-term care and life insurance benefits to the City Attorney and to pay the premiums thereon equal to that which is provided all other general employees of the City.

Section 14. Retirement

The City Attorney shall be immediately covered by the Tennessee Consolidated Retirement System in the same manner as is provided all other general employees of the City.

Section 15. Liability Protection

The City shall provide the same liability protection for the City Attorney as provided for all general employees of the City, as specified in Section 13.4 of the Personnel Ordinance.

AMENDMENT NO. 16
(Employment Agreement – Kenneth R. Krushenski, City Attorney)

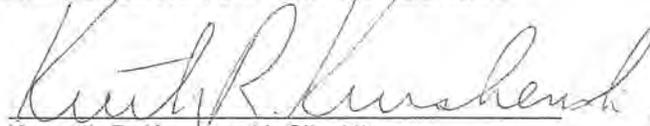
This Amendment No. 16 entered into this the 13th day of November, 2017, amends the Employment Agreement dated February 22, 2001, between the City of Oak Ridge, Tennessee, hereinafter referred to as the "City," and Kenneth R. Krushenski, hereinafter referred to as the "City Attorney."

NOW, THEREFORE, the parties hereto agree as follows:

1. Section 2, Term, Subsection C, of the Employment Agreement is hereby amended by extending the term of the agreement by one year, which changes the effective ending date of the agreement to March 1, 2020; and
2. Section 7, Salary, Subsection A, of the Employment Agreement is hereby amended by increasing the City Attorney's base salary to \$120,348.80 effective October 8, 2017.
3. All other terms, conditions and provisions of the Employment Agreement, dated February 22, 2011, as amended, not in conflict with this Amendment No. 16 shall remain in full force and effect.

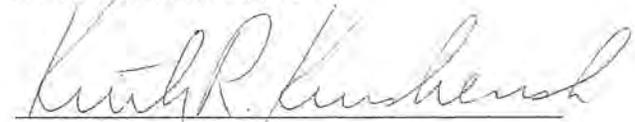
APPROVED AS TO FORM AND LEGALITY:

CITY OF OAK RIDGE, TENNESSEE


Kenneth R. Krushenski, City Attorney


Warren L. Gooch, Mayor

KENNETH R. KRUSHENSKI


Signature

Approved by Resolution 11-117-2017

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.

WHEREAS, Article III, Section 13, of the City Charter provides that City Council shall appoint a City Attorney; and

WHEREAS, on February 22, 2001, City Council entered into an employment agreement in which City Council agreed to employ Kenneth R. Krushenski as the City Attorney; and

WHEREAS, said employment agreement provides that formal evaluations of the City Attorney shall be conducted on an annual basis by May 30th of each year, and to this end City Council appointed a City Attorney Evaluation Committee (the Committee) to develop an evaluation procedure; and

WHEREAS, the Committee has completed its work and based upon the evaluation results recommends that the City Attorney's employment agreement be extended by one year and that the City Attorney receive a four percent (4%) raise.

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

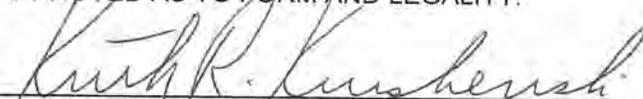
That the Employment Agreement between the City of Oak Ridge and Kenneth R. Krushenski as City Attorney is hereby amended as follows:

- Section 2, Term, Subsection C, be amended to provide that the Employment Agreement shall continue in effect until March 1, 2021; and
- Section 7, Salary, Subsection A, be amended to provide for a new annual base salary amount of \$125,174.40 (the equivalent of a four percent (4%) raise), which shall become effective retroactive to March 1, 2018.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all necessary legal documents to accomplish the same.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:


Kenneth R. Krushenski, City Attorney

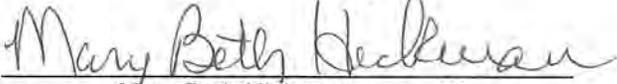
Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY CLERK MEMORANDUM
18-34

DATE: December 5, 2018
TO: Honorable Mayor and Members of City Council
FROM: Mary Beth Hickman, City Clerk
SUBJECT: MEMORANDUM FOR CITY MANAGER EVALUATION COMMITTEE REPORT

At the time of the posting of the City Council meeting agenda, the report from the City Manager Evaluation Committee was unavailable. The City Manager Evaluation Committee report will be available prior to the December 10, 2018 City Council meeting. Included in the agenda packet for your review are the City Manager Evaluation Summary, a copy of the City Manager's original employment agreement and most recent amendment, and the proposed resolution.


Mary Beth Hickman

Attachments:
City Manager Evaluation Summary
City Manager Original Employment Agreement
FY2017 Amendment
Resolution

2018 CITY MANAGER EVALUATION SUMMARY

LEADERSHIP

Takes a proactive approach to issues

Exceeds Expectations – 4

Fully Meets Expectations – 2

Needs Improvement – 0

No Observation – 0

Comments:

Provides overall guidance with a clear vision of the future of the city.

Offers new motivation, ideas, processes, and procedure to council, staff and the public

Exceeds Expectations – 3

Fully Meets Expectations – 3

Needs Improvement – 0

No Observation – 0

Comments:

Has done an excellent job guiding the top to bottom review of the city's HR processes and procedures.

Mark has brought us many good new ideas over the last 8 years, and it's clear that he hasn't run out of new ideas.

Provides mentoring and coaching to key staff

Exceeds Expectations - 1

Fully Meets Expectations – 4

Needs Improvement – 1

No Observation – 0

Comments:

Recent events related to the Chief of Police revealed that the Manager has not been providing mentoring, coaching, or similar feedback on an ongoing basis. Ratings from his direct reports in this past

year's "360 review" indicate that other key staff see this as an area for improvement. I understand that other key staff have been confronted with request to resign or retire, apparently without having been previously counseled about concerns over their performance. Our key personnel deserve regular feedback, both to be made aware of concern (whether identified by citizens, lower-level staff, the manager himself, or other sources) and development opportunities, and also to receive positive encouragement as appropriate. When the Manager has concerns about a particular key employee's performance, that concern should not come as a sudden surprise to the employee. Instead, the Manager should have been working with the employee to address the concern and should have been documenting the effort. For the benefit of the City organization and our key staff, periodic feedback to key staff needs to be documented in the staff personnel records. The City currently has several key staff members who are relatively new to their management roles; it is important for these personnel, the staff who work for them, and the City as a whole for these individuals to receive guidance and meaningful performance feedback to help them do their jobs effectively.

Understands his staff's strengths and shapes programs around those.

Exceeds Expectations – 1

Fully Meets Expectations – 4

Needs Improvement – 1

No Observation – 0

Comments:

Has an excellent grasp on each of the managers' strengths and abilities and allows them to lead major initiatives for the city.

Recent events suggest that the Manager has not been as aware of issues within the organization as he should be, and may not be aware of or sensitive to some key staff's strengths, nor their goals for themselves and their organizations.

FISCAL MANAGEMENT AND BUDGETING

Ensures purchasing policies are followed and informs council when revisions are needed

Exceeds Expectations – 3

Fully Meets Expectations – 3

Needs Improvement – 0

No Observation – 0

Comments:

Does an excellent job working with our finance director to present a clear picture of what the issues are for the city.

Prepares realistic and understandable budget documents

Exceeds Expectations –

Fully Meets Expectations - 6

Needs Improvement – 0

No Observation – 0

Comments:

I thought we could have done a better job shaping the budget to avoid a tax increase this year.

Operates the City's finances in compliance with generally accepted accounting principles

Exceeds Expectations – 2

Fully Meets Expectations – 4

Needs Improvement – 0

No Observation – 0

Comments:

The City's professional finance staff assure compliance with accepted accounting procedures.

Maximizes all efforts to collect taxes and other revenues and seeks new revenue sources

Exceeds Expectations – 3

Fully Meets Expectations – 3

Needs Improvement – 0

No Observation – 0

Comments:

The Manager consistently seeks to maximize revenue. I do worry that the emphasis on maximizing our near-term sales tax revenue might be detrimental to achieving the community's vision for long-term economic stability and sustainability, since the spaces being built for large retailers that promise revenue now may not fit well into the fabric of the community and may not have the same value later on as if the space were more flexible, particularly to support mixed use.

With the slip in Roane County tax collection, this is a key issue for 2019.

Manages the budget within the confines of what the council adopted

Exceeds Expectations – 2

Fully Meets Expectations – 4

Needs Improvement – 0

No Observation – 0

Comments:

Provides advance notice, explanation and requests approval to vary spending from what was budgeted.

Makes the best use of available funds, conscious of the need to operate the city efficiently and effectively

Exceeds Expectations – 1

Fully Meets Expectations – 5

Needs Improvement – 0

No Observation – 0

Comments:

SERVICE DELIVERY AND ADMINISTRATION

Ensures the public receives city services efficiently and effectively

Exceeds Expectations – 3

Fully Meets Expectations – 3

Needs Improvement – 0

No Observation – 0

Comments:

In general, service delivery is good, within limitations of staffing and funding levels.

Relating to the public is an area Mark could do better in.

Enforces laws and policies adopted by the council and the state

Exceeds Expectations – 2

Fully Meets Expectations – 4

Needs Improvement – 0

No Observation – 0

Comments:

Manages resources appropriately to assist staff in performing their duties

Exceeds Expectations – 2

Fully Meets Expectations – 4

Needs Improvement – 0

No Observation – 0

Comments:

Responds appropriately to citizen and employee suggestions and/or concerns

Exceeds Expectations – 1

Fully Meets Expectations – 5

Needs Improvement – 0

No Observation – 0

Comments:

Does a good job responding to citizen concerns expressed through emails and when presented during both regular and work sessions.

Even though we have a demanding population in Oak Ridge, I feel that sometimes they are not given enough time by City staff.

CITIZEN AND COMMUNITY RELATIONS

Responsive in completion of duties

Exceeds Expectations – 3

Fully Meets Expectations – 3

Needs Improvement – 0

No Observation – 0

Comments:

Gives attention to concerns and opinions of community groups and individuals

Exceeds Expectations – 2

Fully Meets Expectations – 4

Needs Improvement – 0

No Observation – 0

Comments:

Excellent relationships with outside organizations bringing in new ideas from outside the city.

Uses sensitivity, diplomacy, and empathy when dealing with the public

Exceeds Expectations – 1

Fully Meets Expectations – 5

Needs Improvement – 0

No Observation – 0

Comments:

Interacts effectively with federal, state, and other local government representatives to achieve potential benefit for the city

Exceeds Expectations – 3

Fully Meets Expectations – 3

Needs Improvement – 0

No Observation – 0

Comments:

Has established excellent working relationships with key DOE managers.

Our relationship with DOE and its contractors could be better. Communication must improve.

Demonstrates openness, receptiveness, and approachability in both formal and informal situations

Exceeds Expectations – 4

Fully Meets Expectations – 2

Needs Improvement – 0

No Observation – 0

Comments:

Deals effectively with the media

Exceeds Expectations – 1

Fully Meets Expectations – 5

Needs Improvement – 0

No Observation – 0

Comments:

Always responds to requests from our local media for additional information.

PERSONAL AND PROFESSIONAL

Projects a positive personal and professional image

Exceeds Expectations – 2

Fully Meets Expectations – 4

Needs Improvement – 0

No Observation – 0

Comments:

Always presents a professional image in both formal and informal situations

Has complete professional integrity and adheres by the ICMA Code of Ethics

Exceeds Expectations – 3

Fully Meets Expectations – 3

Needs Improvement – 0

No Observation – 0

Comments:

Demonstrates continued professional development

Exceeds Expectations – 5

Fully Meets Expectations – 1

Needs Improvement – 0

No Observation – 0

Comments:

Recently completed his requirements for Credentialed Public Manager.

Works toward gaining and maintaining the respect and support of staff.

Exceeds Expectations – 1

Fully Meets Expectations – 4

Needs Improvement – 1

No observation - 0

Comments:

Inconsistency in guidance and feedback to key staff undermine his effectiveness in maintaining staff respect and support.

CITY COUNCIL RELATIONS

Progress toward accomplishing established goals set by the City Manager and the City Council

Exceeds Expectations – 0

Fully Meets Expectations – 5

Needs Improvement – 0

No Observation – 0

Comments:

This question makes me reflect on the topic of how “established goals set by the City Manager and City Council” are defined, communicated, and interpreted. Occasionally, a department head and another staff member has informed me (as a Council member) that something their organization does (or doesn’t do) is the direct result of a Council policy or decision, when I am rather sure it’s something Council didn’t discuss.

A new goal setting session for the new council would be a good idea.

Assists by facilitating decision making without overstepping authority

Exceeds Expectations – 2

Fully Meets Expectations – 4

Needs Improvement – 0

No Observation – 0

Comments:

I hope that the Manager's confidence in Council's support for his ideas and proposals doesn't cause him to feel that he is directing Council, rather than the other way around.

Disseminates complete and accurate information equally to all members in a timely manner.

Exceeds Expectations – 2

Fully Meets Expectations - 3

Needs Improvement – 1

No observation - 0

Comments:

Provides both verbal and written communications to all council members.

The Manager often conveys significant information to Council members in an informal fashion during chance conversations. I appreciate that he shares important information "in real time," but I believe this means that not all Council members are getting the same information, and that the information received may not be complete. I would like to know that he has a method for keeping track of what information has been provided to each Council member, but I'm pretty sure he doesn't have such a method.

Appropriately responds to requests, advice, and constructive criticism

Exceeds Expectations – 1

Fully Meets Expectations – 4

Needs Improvement – 1

No Observation – 0

Comments:

Always very responsive to requests for information from council members and citizens.

I can always count on the Manager to listen to and thoughtfully discuss such communications, but the response isn't necessarily satisfactory. I have not received a satisfactory explanation of certain personnel actions, and in recent months I was disturbed by the Manager's refusal to place a seemingly

innocuous resolution on the agenda (nor give me a satisfactory explanation of why he doesn't want it to be considered).

Presents multiple options for Council to consider

Exceeds Expectations – 1

Fully Meets Expectations – 5

Needs Improvement – 0

No Observation – 0

Comments:

Would like to see more options provided for consideration.

Sometimes presenting too many options is just as bad.

Keeps the council informed of administrative developments

Exceeds Expectations – 3

Fully Meets Expectations – 2

Needs Improvement – 1

No Observation – 0

Comments:

Very informative concerning the situation surrounding the police chief.

I continue to be concerned that we aren't always kept up to date regarding (1) departures and new hires in public-facing jobs (such as key staff in Community Development) and (2) status of staffing in areas of important specialty areas such as electric crews, police, fire, and information technology.

ADDITIONAL NARRATIVE

What would you identify as the manager's strength(s), expressed in terms of the principal results achieved during the rating period?

I believe that the city manager is always looking to the future, which is critical given the fact that the city has for years ignored major issues. For instance, building a new Preschool, Senior Center and water plant have fallen on the current city council. Still to come are major repairs to our aging water distribution system, paving our streets, etc.

Oak Ridge continues to benefit from the Manager's initiative and creativity. His leadership has been very effective in moving the City toward achievement of some of the City's major long-term objectives, including new retail development, injection of vigor into the residential sector, and construction of the

new preschool and senior center; as well as working toward achieving more recently identified objectives including replacement of the water treatment plant and other aging water infrastructure, creating a rail trail on the old CSX line, and upgrading Blankenship Field.

I believe Mark is very well rounded in his strengths as a city manager. I can't suggest anything at this time.

The city manager continually keeps all councilmembers informed of issues and concerns from our city's residents as well as new developments that would affect our community. The city manager also is fiscally responsible while working with our city budget.

Mark is able to deal with a large number of issues on any given day. This is important because of the complexity of issues and the varied stakeholders and relationships the City has.

Mark is a strong leader and has set a clear direction for our city.

What performance area(s) would you identify as most critical for improvement?

It is important that he do a more consistent job with the management of the key personnel who report to him.

One area of improved performance might be to rely more on the knowledge of stakeholders in our community as it relates to items outside the manager's field of expertise.

Managing senior staff relationships with the manager and among themselves

He could benefit from utilizing more of the talents on Council to help promote our goals.

What constructive suggestions or assistance can you offer the City Manager to enhance performance?

Just to continue to work on public relations, within the city, towards the public, the staff and DOE officials.

I would ask our city manager to continually seek advice from council members as it relates to local and state issues.

I will continue to share ideas, reservations and concerns with him on a regular basis. We need to stay focused on major goals and issues; remain positive about the future; and keep moving the City forward.

A goal setting session in the new year to set a path for the next 2-4 years would benefit us all.

What other comments do you have for the City Manager, e.g. priorities, expectations, goals, or objectives for the new rating period?

You have been doing this job for quite awhile. Want to make sure you don't burn out.

The Manager and Council need to work together on the City's relationship with the Department of Energy; DOE needs to be induced to stop taking Oak Ridge for granted and support the City in dealing with the unique challenges that their presence creates for Oak Ridge. Some of the things I hope to see in the coming year are a new accounting and information management system that is up and running, a preschool and senior center under construction – and on schedule, additional retail development that generates community buzz both for new shopping opportunities and for fulfilling the promise of giving

our city a "town center," and significant process on the grant-funded projects to develop new sidewalks, safe pedestrian crossings, and well-coordinated traffic signals along Oak Ridge Turnpike.

Mark has been our city manager for over seven years now. What new objectives does he see and/or plan to keep the city moving forward? What are his priorities to keep himself motivated in fulfilling his contract with the city? What other incentives do we offer other than an extension of his contract to keep him working for the City of Oak Ridge?

I would encourage our city manager to continue to work with local law enforcement to ensure safe neighborhoods and schools and continue housing and business development as top priorities in our town.

Let's be sure to bring in our major building and infrastructure projects on time and on or below budget.

Please provide recommendations and comments on a possible change in compensation and a contract extension beyond the current expiration date of August 8, 2020.

I believe a cost of living increase of 2-2.5% is appropriate.

The Manager is the best-compensated member of the City staff and near the top end of the compensation band for his position. Before supporting an additional salary increase and contract extension, I'd like some assurance that my concerns about personnel management are receiving appropriate attention.

I believe Mark has done a good job this year, and continues to perform his duties at a very high level. I would recommend a 5% pay increase and a 4% matching increase to his retirement savings structure, to his current contract.

At present, I would agree to keep the current contract at \$165,963.20 and an expiration date of August 8, 2020.

3% raise and one-year contract extension.

The same adjustment that the rest of the city employees received.

EMPLOYMENT AGREEMENT

Mark S. Watson, City Manager

This is an agreement entered into this 15th day of July, 2010 between the City of Oak Ridge (the City) by the City Council and Mark S. Watson (City Manager) to provide for the employment of Mark S. Watson as City Manager of the City of Oak Ridge and to set forth the terms and conditions of his employment and the mutual obligations, rights and duties of each party.

Now, therefore, in consideration of the mutual promises as set forth in this agreement, the City of Oak Ridge and Mark S. Watson agree as follows:

Section 1. Duties

City Council agrees to employ Mark S. Watson as City Manager of the City of Oak Ridge to perform the functions and duties as specified in the City Charter and the City Code, and to perform such other legally permissible and proper duties and functions as the City Council shall from time to time assign.

Section 2. Term

A. Nothing in this agreement shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of the City Manager at any time, subject only to the provisions set forth in Section 5, Paragraphs A and B, of this agreement.

B. Nothing in this agreement shall prevent, limit, or otherwise interfere with the right of the City Manager to resign at any time.

C. Except as otherwise herein stated, this agreement shall become effective as of August 9, 2010 and shall continue in effect until August 8, 2013, except as provided in Section 2, Paragraph D.

D. In order to extend the term of this agreement, City Council shall take action by February 1, 2013. However, upon the request of the City Manager during this same period, City Council shall make a decision as to whether it desires to extend said agreement.

Section 3. Performance Evaluation

A. No later than the last business day of June of each year, City Council and the City Manager shall establish performance criteria and goals and objectives which shall provide the basis for the evaluation of the City Manager for the following fiscal year. The performance criteria and the goals and objectives will be those that are necessary for the proper operation of the City and the attainment of City Council's policy objectives. The performance criteria and the goals and objectives shall be assigned a relative priority, and shall generally be attainable within the time limitations established and within the annual operating and capital budgets and the appropriations provided.

B. The first formal evaluation of the City Manager's performance shall be completed by July 31, 2011. Thereafter, evaluations shall be conducted on an annual basis by July 31 of each year for the previous fiscal year.

Section 4. Code of Ethics

Inasmuch as the City Manager is an active member of ICMA, the "Code of Ethics" promulgated by ICMA is incorporated herein and attached hereto, and by this reference made a part hereof. Said Code of Ethics shall furnish principles to govern the City Manager's conduct and actions as the City Manager of the City.

Section 5. Termination and Severance Pay

A. In the event the City Manager is terminated by the Council at its will and pleasure, during such time that the City Manager is willing and able to perform his duties under this agreement, then in that event the City agrees to pay the City Manager a lump sum cash payment equal to six (6) months' aggregate salary plus one (1) additional month's aggregate salary for each year of service for the first six years, not to exceed a total of 12 months, plus any accrued general leave and benefits less applicable deductions as required by agreement, law, ordinance or policy for other employees and/or the City Manager's matching portion of benefits provided for and during said severance period. At City Council's option, the actual resignation date may be extended through earned and accrued leave balances due the City Manager then in effect. Provided, however, that in the event the City Manager is terminated "for just cause," then in such event, the City shall have no obligation to pay the aggregate severance sum designated in this paragraph. "Just cause" is defined and limited for the purposes of this Agreement to the following reasons: (1) willful neglect of duty; (2) felony or misdemeanor conviction of any crime involving moral turpitude; (3) violation of duties by the City Manager of honesty and sobriety; (4) any other act of a similar nature of the same or greater seriousness.

B. In the event the City at any time reduces the salary or other financial benefits of the City Manager in a greater percentage than an applicable across-the-board reduction for all City employees, then the City Manager may at his option be deemed to be "terminated" at the date of such reduction within the meaning and context of the herein severance pay provision.

Section 6. Disability

If the City Manager becomes permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity or health for a period of four successive weeks beyond any accrued leave, the City shall have the option to terminate this agreement, subject to the severance pay requirements of Section 5, Paragraphs A and B.

Section 7. Salary

A. City agrees to pay the City Manager for his services rendered pursuant hereto an annual base salary of \$131,996.80, payable in installments at the same time as other City employees are paid.

B. In addition, City agrees to increase said base salary and/or other benefits of the City Manager in such amounts and to such an extent as the City Council may determine desirable on the basis of the performance evaluation developed as required by Section 3 of this agreement. Nothing in this paragraph shall require the City to increase the base salary or other benefits of the City Manager.

Section 8. Hours of Work

The City of Oak Ridge requires the full-time service of its City Manager and, therefore, in the event the City Manager is not available for his duties, he shall designate a City employee as his representative to be responsible in his place, and so inform members of City Council when appropriate.

Section 9. Automobile and Communications Equipment

A. The City Manager requires that he shall have for business and personal use during his employment with the City an automobile provided to him by the City. City shall be responsible for paying liability, property damage, and comprehensive insurance and for the purchase, operation, maintenance, repair, and regular replacement of said automobile.

B. The City agrees to provide a mobile or portable radio compatible with the City's radio system for the City Manager's exclusive use.

C. The City agrees to provide a cellular or digital telephone for the exclusive business and personal use of the City Manager.

Section 10. Dues and Subscriptions

The City agrees to budget and to pay the professional dues and subscriptions of the City Manager for his continuation and full participation in national, regional, state, and local associations, organizations, and service clubs as necessary and desirable for his continued professional participation, growth, and advancement, and for the good of the City.

Section 11. Professional Development

A. The City agrees to budget and to pay the travel and subsistence expenses of the City Manager for professional and official travel, meetings, and occasions adequate to continue the professional development of the City Manager and to adequately pursue necessary official and other functions for the City, including but not limited to the Annual Conference of the International City Management Association, the Tennessee Municipal League, and such other national, regional, state, and local governmental groups and committees thereof which the City Manager serves as a member.

B. The City also agrees to budget and to pay for the travel and subsistence expenses of the City Manager for short courses, institutes, and seminars that are necessary for his professional development and for the good of the City.

Section 12. Retirement

A. The City Manager shall be immediately covered by the Tennessee Consolidated Retirement System in the same manner as is provided all other general employees of the City.

B. The City may contribute to the City Manager's Deferred Compensation Plan with the International City Management Association Retirement Corporation, on behalf of the City Manager, a sum equal to the annual contribution to such plan by the City Manager. Such annual contribution by the City shall not exceed three (3) percent of the City Manager's annual salary.

Section 13. Community Involvement

The City recognizes the desirability of representation in and before local civic and other organizations, and the City Manager is encouraged to participate in these organizations in order to maintain a continuing awareness of our community attitudes and ideas.

Section 14. Leave

The City Manager shall be credited 120 hours of general leave and 140 hours of emergency leave upon the effective date of his employment with the City and shall thereafter accrue leave in the same manner as other City employees and as specified in Article 11 of the City of Oak Ridge Personnel Plan.

Section 15. Medical, Dental, Disability, Long-Term Care, and Life Insurance Benefits

The City agrees to provide medical, dental, disability, long-term care and life insurance benefits to the City Manager, and to pay the premiums thereon equal to that which is provided all other general employees of the City.

Section 16. Liability Protection

The City shall provide the same liability protection for the City Manager as provided for all general employees of the City, as specified in Section 13.4 of the Personnel Ordinance.

Section 17. Bonding

The City agrees to bear the full cost of any fidelity or other bonds required of the City Manager under any law, ordinance or regulation.

Section 18. Residence

The City requires and the City Manager agrees to maintain his principal residence inside the corporate limits of the City during the term of this agreement including any renewals and extensions.

Section 19. Moving and Relocation Expenses

A. The City agrees to pay for the expenses of moving the City Manager, his family and personal property from Yuma, Arizona, to the City of Oak Ridge, with said moving expenses to include packing, moving, storage costs, unpacking, and insurance charges. The City Manager agrees to secure at least three bids from reputable moving companies for such services, and shall use the lowest responsible bidder.

B. The City shall assume the reasonable costs for one visit to Oak Ridge by the City Manager and his wife which shall be for the purpose of locating a principal residence within the City limits.

C. The City shall pay for up to one month's temporary housing costs if necessary.

Section 20. General Provisions

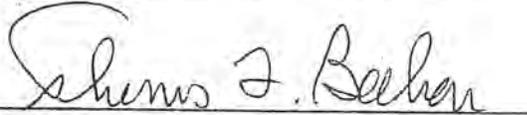
A. The text herein shall constitute the entire agreement between the parties.

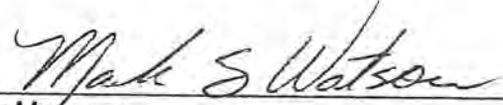
B. If any provisions contained in this agreement, or portion thereof, are held to be unconstitutional, invalid, or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

APPROVED AS TO FORM AND LEGALITY:

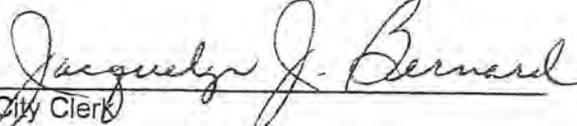
CITY OF OAK RIDGE, TENNESSEE


City Attorney


Mayor


City Manager

ATTEST:


City Clerk

AMENDMENT NO. 7
(Employment Agreement – Mark S. Watson, City Manager)

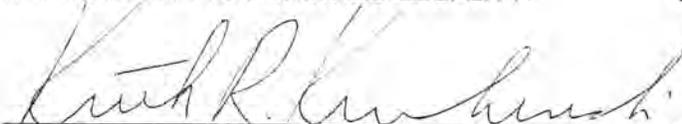
This Amendment No. 7 entered into this the 13th day of November 2017, amends the Employment Agreement dated July 15, 2010, as amended, between the City of Oak Ridge, Tennessee, hereinafter referred to as the "City," and Mark S. Watson, hereinafter referred to as the "City Manager."

NOW, THEREFORE, the parties hereto agree as follows:

1. Section 2, Term, Subsection C, of the Employment Agreement is hereby amended by extending the term of the agreement by one year, which changes the effective ending date of the agreement to August 8, 2020.
2. Section 7, Salary, Subsection A, of the Employment Agreement is hereby amended by increasing the City Manager's base salary to \$165,963.20 effective October 8, 2017, which is the equivalent of a three percent (3%) salary increase.
3. All other terms, conditions and provisions of the Employment Agreement, dated July 15, 2010, as amended, not in conflict with this Amendment No. 7 shall remain in full force and effect.

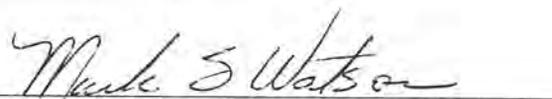
APPROVED AS TO FORM AND LEGALITY:

CITY OF OAK RIDGE, TENNESSEE


Kenneth R. Krushenski, City Attorney


Warren L. Gooch, Mayor

MARK S. WATSON


Signature

Approved by Resolution 11-118-2017

RESOLUTION

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.

WHEREAS, Article V, Section 1, of the City Charter provides that City Council shall appoint a chief administrative officer of the City who shall be entitled City Manager and who shall serve at the pleasure of City Council; and

WHEREAS, on July 15, 2010, City Council entered into an employment agreement in which City Council agreed to employ Mark S. Watson as the City Manager; and

WHEREAS, said employment agreement provides that formal evaluations of the City Manager shall be conducted on an annual basis by July 31st of each year, and to this end City Council appointed a City Manager Evaluation Committee (the Committee) to develop an evaluation procedure; and

WHEREAS, the Committee has completed its work and based upon the evaluation results recommends that the City Manager's term of office be extended by one year and that he receive a two and one-half percent (2.5%) salary increase.

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

That the Employment Agreement between the City of Oak Ridge and Mark S. Watson as City Manager is hereby amended as follows:

- Section 2, Term, Subsection C, be amended to provide that the Employment Agreement shall continue in effect until August 8, 2021; and
- Section 7, Salary, Subsection A, be amended to provide for a new base salary amount of \$170,123.20, which is the equivalent of a two and one-half percent (2.5%) salary increase, which shall become effective retroactive to the pay period beginning October 7, 2018.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all necessary legal documents to accomplish the same.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:


Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CONSENT AGENDA

OAK RIDGE CITY COUNCIL MEETING
Municipal Building Courtroom

November 12, 2018

Minutes

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

INVOCATION

The invocation was given by Councilmember Derrick Hammond.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by members of the Robertsville Middle School Student Council.

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

Public Recognitions

City Clerk Mary Beth Hickman swore in Police Chief Robin Smith.

Oak Ridge Fire Chief Darryl Kerley recognized Oak Ridge resident Tom Scott, Historian of the Society for the Preservation and Appreciation of Antique Motor Fire Apparatus in America (SPAAMFA).

Proclamations

A proclamation honoring Leah Marcum-Estes on thirty years of service to the Oak Ridge Art Center. Councilmember Smith moved for approval of the proclamation, and Councilmember Dodson 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."

CONSENT AGENDA

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

A RESOLUTION TO APPROVE AND TRANSMIT A LETTER TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION TO PROVIDE THE 2018 UPDATE ON THE CITY'S EFFORTS TOWARD AN AMERICANS WITH DISABILITIES (ADA) COMPLIANCE AND TRANSITION PLAN.

Mayor Pro Tem Chinn moved for approval of the Consent Agenda as amended, and Councilmember Callison 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 October 8, 2018 City Council regular meeting minutes

Approval of the October 11, 2018 City Council special meeting minutes

Approval of the October 29, 2018 City Council special meeting minutes

Resolution No. 11-91-2018

A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR A SAFETY PARTNERS GRANT AND A PROPERTY CONSERVATION GRANT FROM THE TENNESSEE MUNICIPAL LEAGUE RISK MANAGEMENT POOL, WITH MAXIMUM REIMBURSEMENT AMOUNTS OF \$2,000.00 AND \$5,000.00 RESPECTIVELY, AND TO ACCEPT SAID GRANTS IF APPROVED.

Resolution No. 11-92-2018

A RESOLUTION TO AMEND RESOLUTION 5-28-2016, WHICH RESOLUTION APPROVED A PROFESSIONAL SERVICES AGREEMENT WITH CANNON & CANNON, INC., KNOXVILLE, TENNESSEE, FOR ENGINEERING SERVICES RELATED TO THE OAK RIDGE TURNPIKE INTERSECTION PEDESTRIAN SAFETY IMPROVEMENTS PROJECT, TO INCREASE THE COMPENSATION BY \$31,500.00.

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 001.00, ANDERSON COUNTY TAX MAP 101O, 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 Hammond 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, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

On a motion by Mayor Pro Tem Chinn and seconded by Councilmember Dodson, the following item was deferred one month:

AN ORDINANCE TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO REMOVE MULTI-FAMILY USES AND TO ADD COMMERCIAL USES, 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.

FINAL ADOPTION OF ORDINANCES

Ordinance No. 19-2018

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 007.00, ANDERSON COUNTY TAX MAP 100H, GROUP A, (APPROXIMATELY 0.59 ACRES) FROM R-2, LOW DENSITY RESIDENTIAL, TO R-3, MEDIUM DENSITY RESIDENTIAL; SAID PARCEL BEING LOCATED AT THE SOUTHEAST CORNER OF LAFAYETTE DRIVE AND MARQUETTE ROAD.

Councilmember Dodson moved to open the public hearing, and Councilmember Smith seconded. The motion carried.

Randy Collins, 107 Maryville Circle, Oak Ridge, spoke in opposition to the ordinance due to his concerns about the parking lot of the proposed development backing up to his residence and about possible spot rezoning.

Kathy Moore, 140 Baltimore Drive, Oak Ridge, spoke in opposition to the ordinance and stated she is opposed to a commercial building being constructed on the property.

Laura Lynn Riden, 129 Liberty Court, Oak Ridge, stated that as a resident of Willow Place subdivision, she wants to maintain the aesthetics of the area with the construction of her building.

Mayor Pro Tem Chinn moved to close the public hearing, and Councilmember Smith seconded. The motion carried.

Councilmember Hope announced he would recuse himself on the vote, as Ms. Riden is his insurance agent.

The ordinance was adopted by board vote with Councilmembers Callison, Dodson, Hammond, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye." Councilmember Hope recused himself and did not cast a vote.

RESOLUTIONS

A RESOLUTION TO APPROVE AND TRANSMIT A LETTER TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION TO PROVIDE THE 2018 UPDATE ON THE CITY'S EFFORTS TOWARD AN AMERICANS WITH DISABILITIES (ADA) COMPLIANCE AND TRANSITION PLAN.

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

A RESOLUTION TO AMEND RESOLUTION 8-95-2017, WHICH RESOLUTION APPROVED A PROFESSIONAL SERVICES AGREEMENT WITH TRESTLES, LLC, NASHVILLE, TENNESSEE, FOR ENGINEERING SERVICES RELATED TO THE TURTLE PARK WASTEWATER PUMP STATION CONSTRUCTION PROJECT, TO INCREASE THE COMPENSATION BY \$30,000.00.

Councilmember Dodson 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.

During discussion on the resolution, Mayor Gooch requested that if future projects are delayed and the cost is effected, the item needs to be reviewed by the Budget and Finance Committee.

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

APPEARANCE OF CITIZENS

Rebecca Williams, 102 Deerfield Lane, Oak Ridge, reminded Councilmembers about the Winter Farmers Market to be held on Saturday, December 1, 2018 in the Gymnasium of St. Mary's School. She also thanked the City for their assistance in helping the Winter Farmer's Market to obtain a grant.

Rose Weaver, 142 Hendrix Drive, Oak Ridge, stated she is excited about the new preschool and encouraged the contractor on the project to provide subcontracting opportunities for minorities.

ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Announcements

Scheduling

City Manager Mark Watson stated that there may be a need for a special called City Council meeting prior to the December work session. He also informed Council that the November 13, 2018 work session and the November 21, 2018 Budget and Finance Committee meeting are cancelled.

The City Manager indicated there would be a special called meeting on November 27, 2018 to swear in newly elected Council members and that the City Manager Evaluation Committee will meet one hour prior to the special called meeting.

COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

SUMMARY OF CURRENT EVENTS

CITY MANAGER'S REPORT

City Manager Mark Watson stated that the contractor for the Pre-K project plans to work with Administrative Services Director Bruce Applegate to conduct a job fair in the Scarboro Community and more information would be forthcoming after the Thanksgiving holiday.

The City Manager also informed Council that the Oak Ridge Site Specific Advisory Board is recruiting members if they know of individuals who may be interested in serving.

CITY ATTORNEY'S REPORT

ADJOURNMENT: 8:13 p.m.

OAK RIDGE CITY COUNCIL SPECIAL MEETING
Municipal Building Courtroom

November 27, 2018

Minutes

A special meeting of the City Council of the City of Oak Ridge, Tennessee convened at 6:30 p.m. on November 27, 2018 in the Courtroom of the Municipal Building with Mayor Warren L. Gooch presiding.

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 D. Smith.

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

PUBLIC RECOGNITIONS – OATHS OF OFFICE

Oaths of office for the office of Oak Ridge City Council were administered to the following newly-elected members by Oak Ridge City Judge Robert McNees: Mr. Kelly Callison; Mr. Rick Chinn, Jr.; Mr. Warren L. Gooch; Mr. Derrick Hammond; and Ms. Ellen D. Smith.

ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Elections/Appointments

Election of Mayor of the City of Oak Ridge

City Attorney Ken Krushenski outlined the election process and stated that if there was only one candidate, the Mayor could be elected by acclamation. Councilmember Hope moved that Warren Gooch be re-elected Mayor of the City of Oak Ridge by acclamation, and Councilmember Callison seconded. By unanimous voice vote, Warren Gooch was re-elected Mayor of the City of Oak Ridge, with Councilmembers Callison, Chinn, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Smith voting "Aye." Mayor Gooch delivered special remarks following the vote.

Election of Mayor Pro Tem of the City of Oak Ridge

City Clerk Mary Beth Hickman distributed the ballots for the election of Mayor Pro Tem. City Attorney Ken Krushenski outlined the election process.

On first ballot:

Councilmember Callison voted for Councilmember Chinn. Councilmember Chinn voted for himself. Councilmember Dodson voted for himself. Mayor Gooch voted for Councilmember Chinn. Councilmember Hammond voted for Councilmember Chinn. Councilmember Hope voted for Councilmember Chinn. Councilmember Smith voted for Councilmember Dodson.

Councilmember Chinn was elected Mayor Pro Tem with five votes from Councilmembers Callison, Chinn, Hammond, Hope, and Mayor Gooch. Councilmember Dodson received two votes from himself and Councilmember Smith.

ADJOURNMENT: 6:38 p.m.

FIRE DEPARTMENT MEMORANDUM
HQ-18-0014

DATE: October 24, 2018
TO: Mark S. Watson, City Manager
THROUGH: R. Darryl Kerley, Fire Chief *RDK*
FROM: Joseph E. Durham, Assistant Fire Chief
SUBJECT: **REPLACEMENT OF CARDIAC HEART MONITOR**

Introduction

Attached for City Council's consideration is a resolution authorizing the City to purchase one (1) Zoll Medical Corporation, cardiac heart monitor in an amount not to exceed \$36,753.65. The heart monitor will be purchased through the approved sealed bid process.

Funding

We are proposing to purchase a Zoll Monitor/Defibrillator in compliance with State of Tennessee Health Department requirements for Ambulance Operations at a cost not to exceed \$36,763.65. The supplier for this item is the Zoll Medical Corporation of Chelmsford, MA and was selected through the City's sealed bid process. The cardiac monitor will be funded through the West End Fire Fund for Ambulance Operations line item and is funded in the current budget.

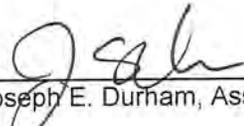
Background

In 2007, the City took over operation of the fire station located at East Tennessee Technology Park. Fire station 4 has been in operation now for 11 years, which includes the operation of an Advanced Life Support Ambulance. On July 1, 2018, new requirements established by the State of Tennessee Department of Health went into effect for cardiac heart monitors carried on licensed ambulances. The Fire Department is requesting funds to replace one monitor carried on the ambulance operated out of station 4, in order to remain in compliance with state regulations.

Recommendation

City staff recommends replacement of the current cardiac heart monitor assigned to the ambulance which is operated out of the West End Fire Fund. If approved the monitor will be ordered as quickly as possible with an expected ***** delivery time. The monitor will be in place on Medic 42 before the state ambulance inspection in spring of 2019.

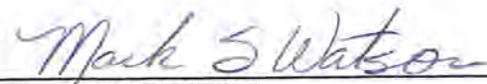
Staff recommends approval of the resolution.



Joseph E. Durham, Assistant Fire Chief

City Manager's Comments:

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



Mark S. Watson

12-6-18
Date

**CITY OF OAK RIDGE, TENNESSEE
Abstract of Bids**

RFQ #160235

OPENING DATE: October 23, 2018 2:00 P.M.

FOR --- Monitor/Defibrillator			BIDDER: ZOLL Medical Corporation 269 Mill Road Chelmsford, MA 01824-4105		BIDDER:		BIDDER:		BIDDER:	
DESCRIPTION	ITEM	QTY	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
MONITOR/DEFIBRILLATOR FOR THE CITY AMBULANCE PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE FIRE DEPARTMENT	1	1		\$ 36,753.65						
TOTAL PRICE			\$	36,753.65	\$	-	\$	-	\$	-
TERMS										
DELIVERY DATE										
F.O.B.										
VIA										

OTHER BIDDERS CONTACTED:
Advertised on the City website and Vendor Registry for 7 days

BIDS OPENED AND RECORDED BY---
Lyn Majeski
Lyn Majeski
Purchasing Manager

REASON FOR AWARD:

ONLY BID RECEIVED	<input checked="" type="checkbox"/>
LOW PRICE	<input type="checkbox"/>
BETTER OR REQUIRED DESIGN	<input type="checkbox"/>
EARLY DELIVERY	<input type="checkbox"/>
LOWEST TOTAL COST	<input type="checkbox"/>

RECOMMEND AWARD BE MADE TO:

ZOLL Medical Corporation
269 Mill Road
Chelmsford, MA 01824-4105

BIDS REVIEWED BY---
Michael Williford
Michael Williford
Accounting Manager

RESOLUTION

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.

WHEREAS, the Fire Department is in need of a cardiac heart monitor for the ambulance in order to maintain compliance with State of Tennessee Health Department requirements; and

WHEREAS, funds are available in the West End Fire Fund for this purchase; and

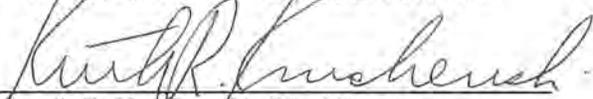
WHEREAS, bids were submitted and publicly opened on October 23, 2018, with ZOLL Medical Corporation, Chelmsford, Massachusetts, submitting the sole bid, which bid the City Manager recommends be accepted.

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 ZOLL Medical Corporation, 269 Mill Road, Chelmsford, Massachusetts 01824-4105, for the furnishing of one (1) cardiac heart monitor for the Fire Department; said award in strict accordance with Requisition No. 160235 the required specifications, and the bid as publicly opened on October 23, 2018, and in the amount of \$36,753.65.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

PERSONNEL DEPARTMENT MEMORANDUM
18-237

DATE: November 28, 2018
TO: Mark Watson, City Manager
FROM: Bruce M. Applegate, Director of Administrative Services
SUBJECT: 2019 ANNUAL CLASSIFICATION PLAN AND COMPENSATION PLAN UPDATE(S)

Introduction

An item for the agenda is a resolution approving annual Calendar Year 2019 Classification Plan updates and 2019 Compensation Plan updates. The Classification Plan and Compensation Plan are both adopted by resolution and reflect all changes that have been brought before the City Manager and Personnel Advisory Board during the fiscal year.

Funding

No funding is necessary for this item.

Review

City staff routinely present the Personnel Advisory Board proposed adjustments to both the City's Classification Plan and City's Compensation Plan throughout the year. Article 4.2 of the Personnel Plan requires the proposed changes are to be officially approved by City Council through resolution.

Adjustments to the Classification Plan represent a reallocation of current personnel, and do not indicate a change in current staffing practices.

Classification Plan Update

New positions added to the Classification Plan include: Accountant III(1206, Grade O), GIS Coordinator(1712, Grade P), and Engineering Technician(5029, Grade O).

The following positions were removed from the Classification Plan: Sr. Account Specialist (1214, Grade M); Account Specialist (1213, Grade L); Fire Inspector-Paramedic (3010, Grade E1); Fire Inspector-EMT (3110, Grade E1); Master Patrol Officer (3029, Grade L); Public Safety Dispatcher II (3034, Grade I); Lead Dispatcher (3039, Grade K); Electric Engineer Manager (5012, Grade T); Sr. Electric Project Manager (5016, Grade R); Technical Services Manager (5030, Grade T); Public Works Business Manager (6004, Grade Q); and Treatment Plant Maintenance Supervisor (6031, Grade O).

The following positions received title change: Public Safety Dispatcher (3033, Grade H) replaces Public Safety Dispatcher I (3033, Grade H); Electric Engineer Manager (5011, Grade T) replaces Electric Engineer

Division Manager (5011, Grade T); Electric Operations Technology Specialist (5034, Grade R) replaces Electric Special Area Specialist (5034, Grade R); Environmental Compliance Specialist (6041, Grade O) replaces Environmental Compliance Coordinator (6041, Grade O); and Treatment Plant Machinist (6033, Grade K) replaces Treatment Plant Maintenance Machinist (6033, Grade K).

The following positions had a change in exempt status: IS Specialist I (1707, Grade I) has been changed from exempt to non-exempt; Human Resources Benefits Administrator (1805, Grade O) has been changed from non-exempt to exempt; and Environmental Compliance Specialist (6041, Grade O) has been changed from non-exempt to exempt.

The following positions had a job code number change: Administrative Associate III (1109, Grade J), replaces Administrative Associate III (1104, Grade J); Administrative Associate II (1104, Grade I) replaces Administrative Associate II (1103, Grade I); Administrative Associate I (1103, Grade G) replaces Administrative Associate I (1109, Grade G).

The following positions had a change in Pay Grade: Electric Operations Manager (5021, Grade T1) replaces Electric Operations Manager (5021, Grade T); Electric Operations Supervisor (5022, Grade S1) replaces Electric Operations Supervisor (5022, Grade S); Electric Line Supervisor (5023, Grade R1) replaces Electric Line Supervisor (5023, Grade R); Technical Services Supervisor (5031, Grade S1) replaces Technical Services Supervisor (5031, Grade S); Power Utility Program Supervisor (5035, Grade R1) replaces Power Utility Program Supervisor (5035, Grade R); and Substation Maintenance Supervisor (5032, Grade R1) replaces Substation Maintenance Supervisor (5032, Grade R).

Compensation Plan Update

The attached Compensation Plan has been amended to incorporate the above listed Classification Plan position changes, as well as adjustments to the salary scale of Electric Department staff engaged in electric line work.

A comprehensive review of turnover trends for the position of Electric Lineman in the Electric Department highlighted a need to review local area compensation trends for the position. Staff reviewed pay and compensation practices of fourteen (14) local municipalities, cooperatives, and utility providers within the East Tennessee region. The study aggregated information on the differences between the City of Oak Ridge and other local competitors focused on recruiting/retaining the same talent.

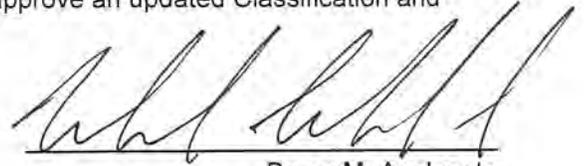
Results of the study were evaluated with the help of Personnel Advisory Board beginning April 23, 2018, and concluding on August 20, 2018. Due to an abnormally high rate of turnover for the position the City Manager exercised his ability to move staff to new salary rates within their existing scale to prevent any disruption of electric service to the public. The attached Compensation Schedule formalizes the adjustments made, and ensures the City will be competitive in the recruitment of Electric Linemen moving forward.

Recommendation

The Personnel Advisory Board met on August 20, 2018, September 17, 2018, and November 28, 2018 to review all recommended updates to the attached 2019 Classification and Compensation Plans. The Board voted during the November 28, 2018 meeting to 1.) Approve the consolidated plans reflecting all

changes made to the Calendar Year 2019 Classification and Compensation Plans and 2.) Formally submit the documents to City Council for adoption. The motion to approve updates to both the 2019 Classification Plan and 2019 Compensation Plan, and submit to City Council was unanimously approved

Staff recommends adoption of the attached resolution that will approve an updated Classification and Compensation Plan for Calendar Year 2019.



Bruce M. Applegate
Director of Administrative Services

Attachments: Calendar Year 2019 Classification Plan
Compensation Plan Update
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 APPROVING THE CLASSIFICATION PLAN AND COMPENSATION PLAN UPDATES FOR CALENDAR YEAR 2019, AS RECOMMENDED BY THE CITY MANAGER AND THE PERSONNEL ADVISORY BOARD.

WHEREAS, the City periodically needs to make modifications in its Classification Plan because of key staffing changes, increased responsibilities of some employees and new positions that are necessary to better carry out the functions of various departments in providing services to Oak Ridge citizens; and

WHEREAS, Article 4, Subsection 4.2 of the Personnel Plan for Employees of the City of Oak Ridge, Tennessee (Ordinance No. 27-85) specifies that the Classification Plan of City employees shall consist of classes submitted by the City Manager, recommended by the Personnel Advisory Board, and adopted by City Council by resolution; and

WHEREAS, on November 28, 2018, the Personnel Advisory Board unanimously recommended approval of the Classification Plan and Compensation Plan updates for Calendar Year 2019 for City Council adoption; and

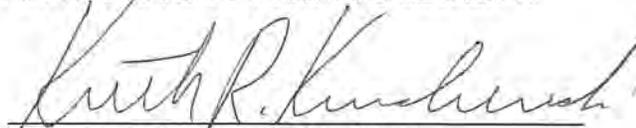
WHEREAS, the City Manager recommends approval of the Classification Plan and Compensation Plan updates for Calendar Year 2019.

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 attached Classification Plan and Compensation Plan updates for Calendar Year 2019 are hereby adopted.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CLASSIFICATION PLAN - CY 2019							
CLASS CODE	SALARY RANGE	CLASS TITLE	FLSA	CLASS CODE	SALARY RANGE	CLASS TITLE	FLSA
1000		ADMINISTRATIVE SERIES				PERSONNEL SERVICES	
		CITY ADMINISTRATION		1801	U	Director of Administrative Services	E
1003	N	City Clerk	E	1802	Q	Human Resources Manager	E
1004	I	Deputy City Clerk II	N	1803	O	Human Resources/Risk Program Administrator	E
1005	G	Deputy City Clerk I	N	1805	O	Human Resources Benefits Administrator	E
1006	D	Administrative Intern III	N	1806	K	Human Resources Associate	N
1007	C	Administrative Intern II	N				
1008	B	Administrative Intern I	N	2000		LIBRARY SERIES	
		OFFICE & ADMINISTRATIVE SERVICES		2001	U	Library Director	E
1101	M	Executive Associate	N	2002	O	Library Operations Manager	E
1105	M	Court Clerk	N	2004	M	Librarian	N
1107	G	Deputy Court Clerk	N	2005	H	Library Assistant	N
1108	I	Printing Services Specialist	N	2008	E	Library Clerk	N
1110	K	Administrative Associate IV	N	2009	A	Library Page	N
1109	J	Administrative Associate III	N				
1104	I	Administrative Associate II	N	3000		PUBLIC SAFETY SERIES	
1103	G	Administrative Associate I	N			FIRE OPERATIONS	
		FINANCE & ACCOUNTING		3001	W	Fire Chief	E
				3003	T	Assistant Chief of Operations	E
1201	V	Finance Director	E	3002	T	Fire Marshal	E
1215	T	Accounting Manager	E	3005	G1	Battalion Chief	N
1202	P	Purchasing Manager	E	3012	E1	Fire Projects Officer	N
1204	P	Utility Business Manager	E	3006	F1	Fire Captain-EMT	N
1304	M	Purchasing & Inventory Specialist	N	3009	F2	Fire Captain-Paramedic	N
1209	O	Accountant III	N	3006	F1a	Fire Captain-EMT(2080)	N
1206	N	Accountant II	N	3009	F2a	Fire Captain-Paramedic(2080)	N
1203	M	Accountant I	N	3007	B1	Fire Fighter I/Engineer	N
1207	K	Utility Account Analyst II	N	3013	B2	Fire Fighter II/Engineer	N
1210	J	Utility Account Analyst I	N	3014	C1	Fire Fighter I/Engineer - EMT	N
1208	I	Utility Service Technician	N	3015	C2	Fire Fighter II/Engineer -EMT	N
1211	G	Customer Service Representative	N	3016	D1	Fire Fighter I/Engineer - Paramedic	N
1306	F	Warehouse Specialist	N	3017	D2	Fire Fighter II/Engineer -Paramedic	N
1305	J	Fiscal Associate III	N	3008	A1	Fire Fighter - Trainee(no exp)	N
1307	I	Fiscal Associate II	N	3018	A2	Fire Fighter - Trainee(exp)	N
1308	G	Fiscal Associate I	N	3019	A3	Fire Fighter Paramedic Trainee	N
				3020	M	Fire Inspector	N
		LEGAL SERVICES				POLICE OPERATIONS	
1401	U	Senior Staff Attorney	E			Police Chief	E
1402	R	Staff Attorney	E	3021	W	Deputy Police Chief	E
1403	M	Paralegal	N	3022	T	Police Captain	E
				3023	T	Police Lieutenant	N
		COMMUNITY DEVELOPMENT		3024	Q	Police Sergeant	N
				3025	N	Police Officer	N
1503	U	Community Development Director	E	3027	J	Police Officer Trainee	N
1503	Q	Community Development Specialist	E	3028	I		N
1505	P	Senior Planner	E				
1507	O	Code Enforcement Supervisor	E			POLICE ADMINISTRATION	
1506	M	Planner	N	3031	K	Crime Analyst	N
1508	M	Senior Code Enforcement Inspector	N	3033	H	Public Safety Dispatcher	N
1509	K	Code Enforcement Inspector	N	3035	L	Records Specialist Quality Control Supervisor	N
1510	I	Mapping Technician	N	3036	G	Records Specialist	N
1511	I	Permit Associate	N	3038	B	School Crossing Guard	N
1512	K	GIS Technician	N			ANIMAL CONTROL	
		INFORMATION SERVICES		3041	J	Animal Control Supervisor	N
				3042	H	Animal Control Officer	N
1701	V	Govt' Affairs & Information Services Director	E	3043	D	Animal Shelter Attendant	N
1702	T	IS Systems Manager	E				
1703	R	Systems Development Administrator	E				
1711	P	System Administrator	E				
1704	N	Public Safety System Administrator	E				
1706	N	Network Server Technician	E				
1712	P	GIS Coordinator	E				
1705	N	GIS Analyst	E				
1707	I	IS Specialist I	N				
1710	K	IS Specialist II	E				
1712	L	Web & Database Developer	E				
1708	M	Sr. Communications Specialist	E				
1709	L	Communications Specialist	E				

CLASSIFICATION PLAN -CY 2019 (Continued)							
CLASS CODE	SALARY RANGE	CLASS TITLE	FLSA	CLASS CODE	SALARY RANGE	CLASS TITLE	FLSA
4000		RECREATION & PARKS SERIES		6000		PUBLIC WORKS OPERATIONS SERIES	
		RECREATION PROGRAM OPERATIONS				ENGINEERING	
4001	U	Recreation & Parks Director	E	6011	T	City Engineer	E
4103	O	Recreation Manager II	E	6012	R	Senior Civil Engineer	E
4003	N	Recreation Manager I	E	6013	Q	Civil Engineer	E
4004	L	Recreation Program Supervisor	N	6014	O	Civil Project Manager	E
4012	L	Recreation Program Specialist	N	6015	K	Civil Project Specialist	N
4005	J	Recreation Program Coordinator	N	6016	K	Engineer Project Inspector	N
4008	F	Recreation Assistant II	N	6017	M	Stormwater Program Coordinator	N
4011	E	Recreation Assitant I	N	6018	L	Planning Technician	N
4006	B	Senior Recreation Leader	N				
4010	A	Recreation Leader	N			TREATMENT PLANT OPERATIONS	
		PARK MAINTENANCE OPERATIONS	N	6022	Q	Water Works Plant Maintenance Supervisor	N
4021	O	Parks Maintenance Manager	N	6023	O	Treatment Plant Operations Supervisor	N
4020	J	Parks Maintenance Crew Chief	N	6024	J	Senior Treatment Plant Operator	N
4022	I	Park Technician III	N	6025	I	Treatment Plant Operator	N
4023	H	Park Technician II	N	6026	H	Treatment Plant Apprentice II (WW)	N
4024	E	Park Technician I	N	6028	G	Treatment Plant Operator Technician	N
		AQUATICS PROGRAM OPERATIONS		6027	G	Treatment Plant Maintenance Apprentice I (WW)	N
4012	D	Pool Supervisor	N			TREATMENT PLANT MAINTENANCE	
4013	B	Senior Lifeguard	N	6032	M	Treatment Plant Maintenance Foreman	N
4014	A	Lifeguard	N	6036	L	Treatment Plant Control Specialist	N
				6033	K	Treatment Plant Machinist	N
5000		ELECTRIC OPERATIONS SERIES		6035	I	Treatment Plant Maintenance Technician	N
		ELECTRIC DEPARTMENT ADMINISTRATION		6038	H	Treatment Plant Maintenance Apprentice II	N
5001	W	Electric Director	E	6037	G	Treatment Plant Maintenance Apprentice I	N
5011	T	Electric Engineer Manager	E	6041	O	Environmental Compliance Specialist	E
5021	T1	Electric Operations Manager	E	6043	L	Laboratory Technician II	N
5028	P	Senior Engineering Technician	E	6042	J	Laboratory Technician I	N
5029	O	Engineering Technician	E			UTILITY MAINTENANCE	
5034	R	Electric Operations Technology Specialist	N	6011	Q	Utilities O & M Manager	E
		ELECTRICAL ENGINEERING		6010	N	Utility O & M Field Supervisor	E
5013	R	Electric Engineer	E	6052	K	Utility Maintenance Foreman	N
5014	Q	Electric Project Manager	E	6053	K	Street Maintenance Foreman	N
5015	N	Electric Project Specialist	N	6054	J	Maintenance Specialist - Utility	N
		ELECTRIC LINE MAINTENANCE OPERATIONS		6154	J	Maintenance Specialist - Streets	N
5022	S1	Electric Operations Supervisor	N	6254	J	Maintenance Specialist - Water	N
5023	R1	Electric Line Supervisor	N	6354	J	Maintenance Specialist - WW	N
5024	CC	Electric Line Technician	N	6454	J	Maintenance Specialist - General	N
5025	BB	Electric Line Technician - Apprentice	N	6055	H	Equipment Operator II (Streets)	N
5026	AA	Electric Line Technician - Trainee	N	6155	H	Equipment Operator II (Water)	N
		TECHNICAL SERVICES		6255	H	Equipment Operator II (WW)	N
5031	S1	Technical Services Supervisor	N	6059	G	Equipment Operator I (Streets)	N
5032	R1	Substation Maintenance Supervisor	N	6159	G	Equipment Operator I (Water)	N
5035	R1	Power Utility Program Supervisor	N	6157	F	Utility Line Locator Technician	N
5036	M	Power System GIS Analyst	N	6056	F	Utility Maintenance Tech III	N
5037	L	Right of Way Specialist	N	6057	E	Utility Maintenance Tech II	N
		TRAFFIC SIGNAL MAINTENANCE		6058	D	Utility Maintenance Tech I	N
5052	O	Senior Traffic Signal Technician	N			FACILITIES MAINTENANCE	
5053	L	Traffic Signal Technician	N	6071	K	General Maintenance Foreman	N
				6072	L	HVAC Technician	N
6000		PUBLIC WORKS OPERATIONS SERIES		6074	L	Plumber	N
		PUBLIC WORKS ADMINISTRATION		6075	F	Facilities Maintenance Technician III	N
6001	W	Public Works Director	E	6076	E	Facilities Maintenance Technician II	N
6003	T	Public Works Utility Manager	E	6077	D	Facilities Maintenance Technician I	N
6002	T	Public Works Operations & Division Manager	E	6073	J	Maintenance Specialist - Facilities	N
				6076	J	Maintenance Specialist - Signs & Marking	N
						FLEET MAINTENANCE	
				6081	Q	Street and Fleet Maintenance Manager	E
				6082	M	Fleet Maintenance Foreman	N
				6087	L	Fleet Mechanic III	N
				6086	K	Fleet Mechanic II	N
				6083	J	Fleet Mechanic I	N
				6084	I	Fleet Technician II	N
				6085	F	Fleet Technician I	N

T	ELECTRIC ENGINEER MANAGER									
T	FIRE MARSHAL									
T	IS SYSTEMS MANAGER									
T	POLICE CAPTAIN									
T	PW OPERATIONS & DIVISION MANAGER									
T	PW UTILITY MANAGER									
U	COMMUNITY DEVELOPMENT DIRECTOR	\$41.76	\$42.60	\$43.45	\$44.32	\$45.20	\$46.11	\$47.03	\$54.29	
U	DIRECTOR OF ADMINISTRATIVE SERVICES	\$86,860.80	\$88,608.00	\$90,376.00	\$92,185.60	\$94,016.00	\$95,908.80	\$97,822.40	\$112,923.20	
U	LIBRARY DIRECTOR									
U	RECREATION & PARKS DIRECTOR									
U	SR STAFF ATTORNEY									
V	FINANCE DIRECTOR	\$45.94	\$46.85	\$47.79	\$48.75	\$49.72	\$50.72	\$51.73	\$59.72	
V	IS & GOVT AFFAIRS DIRECTOR	\$95,555.20	\$97,448.00	\$99,403.20	\$101,400.00	\$103,417.60	\$105,497.60	\$107,598.40	\$124,217.60	
W	ELECTRIC DIRECTOR	\$51.45	\$52.48	\$53.53	\$54.60	\$55.69	\$56.80	\$57.94	\$66.88	
W	FIRE CHIEF	\$107,016.00	\$109,158.40	\$111,342.40	\$113,568.00	\$115,835.20	\$118,144.00	\$120,515.20	\$139,110.40	
W	POLICE CHIEF									
W	PUBLIC WORKS DIRECTOR									
AAA	CITY ATTORNEY	\$57.86					\$62.48		\$69.43	
		\$120,348.80					\$129,958.40		\$144,414.40	
BBB	CITY MANAGER	\$71.16					\$76.85		\$85.39	
		\$148,012.80					\$159,848.00		\$177,611.20	

Fire Department

New Pay Grade	Recommended Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6M	Step 7	Range	Final
A1	FireFighter Trainee(No Exp)	\$11.49	\$11.72							
		\$33,458.88	\$34,128.64							
A2	FireFighter Trainee(Exp)	\$11.84	\$12.07							
		\$34,478.08	\$35,147.84							
A3	FireFighter Paramedic Trainee	\$12.19	\$12.44							
		\$35,497.28	\$36,225.28							
B1	FIREFIGHTER I-ENGINEER	\$11.83	\$12.07	\$12.31	\$12.56	\$12.81	\$13.06	\$13.32		\$15.97
		\$34,448.96	\$35,147.84	\$35,846.72	\$36,574.72	\$37,302.72	\$38,030.72	\$38,787.84		\$46,504.64
B2	FIREFIGHTER II/ENGINEER		\$12.31	\$12.56	\$12.81	\$13.06	\$13.32	\$13.59		\$16.07
			\$35,846.72	\$36,574.72	\$37,302.72	\$38,030.72	\$38,787.84	\$39,574.08		\$46,795.84
C1	FIREFIGHTER I-EMT/ENGINEER	\$13.04	\$13.30	\$13.57	\$13.84	\$14.12	\$14.40	\$14.69		\$17.61
		\$37,972.48	\$38,729.60	\$39,515.84	\$40,302.08	\$41,117.44	\$41,932.80	\$42,777.28		\$51,280.32
C2	FIREFIGHTER II-EMT/ENGINEER		\$13.57	\$13.84	\$14.12	\$14.40	\$14.69	\$14.98		\$17.64
			\$39,515.84	\$40,302.08	\$41,117.44	\$41,932.80	\$42,777.28	\$43,621.76		\$51,367.68
D1	FIREFIGHTER I-PARAMEDIC/ENGINEER	\$14.35	\$14.64	\$14.93	\$15.23	\$15.53	\$15.84	\$16.16		\$20.09
		\$41,787.20	\$42,631.68	\$43,476.16	\$44,349.76	\$45,223.36	\$46,126.08	\$47,057.92		\$58,502.08
D2	FIREFIGHTER II-PARAMEDIC/ENGINEER		\$14.93	\$15.23	\$15.53	\$15.84	\$16.16	\$16.48		\$21.32
			\$43,476.16	\$44,349.76	\$45,223.36	\$46,126.08	\$47,057.92	\$47,989.76		\$62,083.84
E1	FIRE PROJECTS OFFICER	\$15.07	\$15.37	\$15.67	\$15.99	\$16.31	\$16.63	\$16.97		\$21.09
		\$43,883.84	\$44,757.44	\$45,631.04	\$46,562.88	\$47,494.72	\$48,426.56	\$49,416.64		\$61,414.08
F1	FIRE CAPTAIN-EMT	\$18.15	\$18.52	\$18.89	\$19.27	\$19.65	\$20.04	\$20.44		\$24.51
		\$52,852.80	\$53,930.24	\$55,007.68	\$56,114.24	\$57,220.80	\$58,356.48	\$59,521.28		\$71,373.12
F2	FIRE CAPTAIN-PARAMEDIC	\$18.98	\$19.36	\$19.75	\$20.14	\$20.55	\$20.96	\$21.38		\$25.63
		\$55,269.76	\$56,376.32	\$57,512.00	\$58,647.68	\$59,841.60	\$61,035.52	\$62,258.56		\$74,634.56
F1A	FIRE CAPTAIN-EMT	\$24.10	\$24.59	\$25.08	\$25.58	\$26.09	\$26.61	\$27.15		\$32.54
2080		\$50,128.00	\$51,147.20	\$52,166.40	\$53,206.40	\$54,267.20	\$55,348.80	\$56,472.00		\$67,683.20
F1B	FIRE CAPTAIN-PARAMEDIC	\$25.55	\$26.06	\$26.58	\$27.12	\$27.66	\$28.21	\$28.77		\$34.49
2080		\$53,144.00	\$54,204.80	\$55,286.40	\$56,409.60	\$57,532.80	\$58,676.80	\$59,841.60		\$71,739.20
G1	BATTALION CHIEF-PARAMEDIC	\$22.78	\$23.23	\$23.70	\$24.17	\$24.66	\$25.15	\$25.65		\$30.75
		\$66,335.36	\$67,645.76	\$69,014.40	\$70,383.04	\$71,809.92	\$73,236.80	\$74,692.80		\$89,544.00

New Pay Grade	Recommended Title	Hire1/Step 1	Hire 2/ Step 2	Year 2/Step 3	Range
AA	Electric Line Tech Trainee	\$17.39	\$19.48	\$21.57	
		\$36,171.20	\$40,518.40	\$44,865.60	
BB	Electric Line Tech Apprentice	\$25.74	\$27.93	\$29.91	
		\$53,539.20	\$58,094.40	\$62,212.80	
CC	Electric Line Technician	\$34.08	\$36.23	\$38.26	\$45.92
		\$70,886.40	\$75,358.40	\$79,580.80	\$95,513.60

New Pay Grade	Recommended Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6M	Step 7	Range	Final
R1	ELECTRIC LINE SUPERVISOR	\$40.18	\$40.99	\$41.81	\$42.65	\$43.51	\$44.39	\$45.28		\$48.83
R1	POWER UTILITY PROGRAM SUPERVISOR	\$83,574.40	\$85,259.20	\$86,964.80	\$88,712.00	\$90,500.80	\$92,331.20	\$94,182.40		\$101,566.40
R1	SUBSTATION MAINTENANCE SUPERVISOR									
S1	TECHNICAL SERVICES SUPERVISOR	\$42.19	\$43.04	\$43.90	\$44.78	\$45.68	\$46.60	\$47.54		\$51.26
S1	ELECTRIC OPERATIONS SUPERVISOR	\$87,755.20	\$89,523.20	\$91,312.00	\$93,142.40	\$95,014.40	\$96,928.00	\$98,883.20		\$106,620.80
S1										
S1										
T1	ELECTRIC OPERATIONS MANAGER	\$44.30	\$45.19	\$46.10	\$47.03	\$47.97	\$48.93	\$49.91		\$53.83
		\$92,144.00	\$93,995.20	\$95,888.00	\$97,822.40	\$99,777.60	\$101,774.40	\$103,812.80		\$111,966.40

PUBLIC WORKS DEPARTMENT MEMORANDUM
18-91

DATE: November 28, 2018
TO: Mark S. Watson, City Manager
THROUGH: Shira A. McWaters, P.E., Public Works Director SAM
FROM: Patrick Berge, P.E., Utility Manager
SUBJECT: PROPOSAL FOR REASSIGNMENT OF TRESTLES, LLC CONTRACT TO FOX PE AND EXTENSION OF THE AGREEMENT

Introduction

An item for City Council's consideration is the recommendation to assign the Trestles, LLC contract to Fox PE and extend the agreement until June 30, 2019.

Funding

There is no cost to this action.

Background

City Council approved Resolution No. 8-95-2017, a professional services agreement with Trestles, LLC, on August 14, 2017, to provide professional services in connection with the Turtle Park Pump Station Improvement Project, Phase II. Dudley Fox, P.E. serves as the construction administrator for the project. Mr. Fox has formed a new company, Fox PE, which continues the environmental engineering work he performs for Trestles, LLC. The transition will be completed on December 31, 2018. This change will not affect the services provided or the total cost of the agreement with Trestles, it will just transfer the remaining costs and work to Fox PE.

The work to upgrade the Turtle Park Pump Station is scheduled to be completed by December 31, 2018 and it is anticipated that it will be substantially complete by that time and the pump station will be in operation. The extension of the profession service contract is to provide engineering services until the City makes the final acceptance of the work performed in upgrading the pump station. The work to be finished will include repair of the manhole outside the pump station and the repair of the driveway around the pump station. This work is weather dependent and may not be accomplished until spring. City Council approved Resolution No. 11-94-2018, to amend the professional services agreement with Trestles to increase compensation by \$30,000, on November 12, 2018. This previously approved increase is the only additional funding required to complete this agreement and will be transferred over to Fox PE. The costs associated with completing the project have been discussed with Mr. Fox and it is understood that no additional funding will be requested or available from the City.

Recommendation

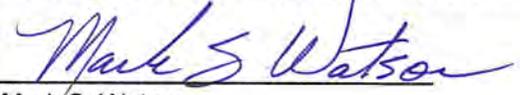
Staff recommends the assignment of the City of Oak Ridge contract for Professional Engineering Services related to the upgrade of the Turtle Park Pump Station be reassigned to Fox PE



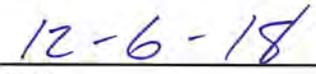
Patrick S. Berge, P.E.

City Manager's Comments:

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



Mark S. Watson



Date

Status of Turtle Park Pump Station Improvements November 30, 2018

Items Completed

- Decommissioning and removal of the old wastewater pumps, seal water system and sump pumps, and associated valves piping.
- Two new five million gallon per day (MGD) pumps, Pumps 1 and 2.
- One new ten MGD pump, Pump 3.
- Valves, piping and concrete work associated with Pumps 1, 2 and 3.
- Overhead chain hoists.
- Electrical equipment associated with all pumps.
- One new backup one megawatt generator.
- Bypass work associated with installing new valves.

Work to be Completed Prior to December 31, 2018

- Two new ten MGD pumps, Pumps 4 and 5.
- Valves, piping and concrete work associated with Pumps 4 and 5.
- Final pump testing and place the station **fully in use**.

Work to be Completed Prior to January 31, 2019

- Painting of valves and piping.
- Cleanup of lift station and surrounding grounds.
- Repairs to manholes used during bypass pumping.
- Minor electrical repairs and installation of new lighting in the dry well.

Work to be Completed Prior to June 30, 2019

- Replacement of spliced pump cables.
- Repair driveway around lift station.

Items remaining to be completed include the painting of pipes and valves within the station as well as cleaning of the station. Additional repairs will be required where the bypass pumping occurred, specifically the cone on the manhole outside the station. Electrical and lighting work will need to be performed. This work is necessitated due to the flooding which occurred on November 6, 2018. All of the previously mentioned work should be completed no later than the end of January 2019. Two items may require additional time to complete but should be done prior to the end of the fiscal year. The distributor for Flyght ordered the wrong length of pump cable. Currently these are spliced together but will be replaced with the correct length of cable when it is received. The final item to be completed will be the repair of the driveway around the station when paving begins in the spring of 2019.

RESOLUTION

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.

WHEREAS, by Resolution 8-95-2017, City Council authorized a Professional Services Agreement with Trestles, LLC, Nashville, Tennessee, for engineering services to provide construction administration, resident project representation, and post construction services for the Turtle Park Wastewater Pump Station construction project; and

WHEREAS, Dudney Fox, with Trestles LLC, has served as the City's point of contract since the project began; and

WHEREAS, Mr. Fox has formed a new company, Fox PE, which will continue the environmental engineering work he has performed for Trestles; and

WHEREAS, the City, Trestles, and Mr. Fox desire to maintain continuity on this project and are in agreement to assign the Professional Services Agreement to Fox PE as of December 31, 2018; and

WHEREAS, in addition to the assignment, the Professional Services Agreement will need to be extended by six (6) months to account for the delay in the construction project schedule; and

WHEREAS, while the construction project should be substantially complete by December 31, 2018, the services under the agreement extend through the City's final acceptance of the project; and

WHEREAS, this time extension does not result in any additional compensation; and

WHEREAS, the City Manager recommends the assignment of the Professional Services Agreement to Fox PE and an amendment to extend the contract term through June 30, 2019.

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 Professional Services Agreement between the City and Trestles, LLC, Nashville, Tennessee, for engineering services to provide construction administration, resident project representation, and post construction services for the Turtle Park Wastewater Pump Station construction project, as approved by Resolution 8-95-2017, is hereby amended to extend the term through June 30, 2019, and to approve an assignment to Fox PE as of December 31, 2018.

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

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

LEGAL DEPARTMENT MEMORANDUM
18-22

DATE: December 4, 2018
TO: Honorable Mayor and Members of City Council
FROM: Kenneth R. Krushenski, City Attorney
SUBJECT: OAK RIDGE CHAMBER OF COMMERCE – NOTICE OF REFINANCING

Introduction

An item for City Council's consideration is 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.

Funding

This item does not require any funding from the City.

Background

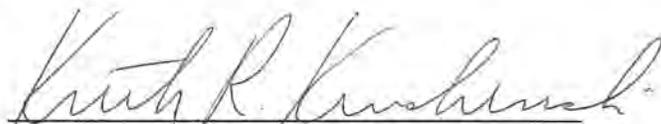
Since 1968, the City has leased a portion of Parcel 269, Blocks 17-CB and 18-CB, located at 1400 Oak Ridge Turnpike, to the Oak Ridge Chamber of Commerce (Chamber) for the purpose of operating a chamber of commerce. Under the terms of the lease agreement, the Chamber constructed a building at their own expense to house their operations. The original lease agreement was approved by City Council through Resolution 7-79-68, and has been subsequently amended by Resolutions 5-71-91, 9-115-02, and 7-76-2014. The City and the Chamber are currently in the third renewal period (July 1, 2013 through June 30, 2038) of the lease agreement with one additional ten-year renewal option remaining.

The Chamber is in the process of refinancing its loans with Y-12 Federal Credit Union which loans are secured by the Chamber's leasehold interest in its office building located at 1400 Oak Ridge Turnpike. The Chamber has submitted notice to the City by letter dated December 4, 2018, that the Chamber's Board of Directors has authorized refinancing. The Chamber has requested the City to accept notice of the refinancing, which the attached resolution accomplishes.

The City does not have any liability associated with the indebtedness of the Chamber and payback of financial obligations are the sole responsibility of the Chamber.

Recommendation

Approval of the attached resolution is recommended.


Kenneth R. Krushenski

Attachments: Chamber's December 4, 2018 letter
Resolution

City Manager's Comments:

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

 12-6-18
Mark S. Watson Date



December 4, 2018

The Honorable Warren Gooch, Mayor
Oak Ridge City Council
P.O. Box 1
Oak Ridge, TN 37830

Re: Y-12FCU - Oak Ridge Chamber of Commerce
Notice of Refinance of Indebtedness Secured by Leasehold Interest
1400 Oak Ridge Turnpike

Dear Mayor Gooch and Members of Council:

This letter is to provide Notice to the City of Oak Ridge that the Board of Directors of the Oak Ridge Chamber of Commerce has authorized the refinancing of Chamber debts with Y-12 Federal Credit Union which are secured with the Chamber's leasehold interest in its office building located at 1400 Oak Ridge Turnpike, Oak Ridge, Tennessee, as follows:

Y-12 FCU has agreed to refinance its current loans with the Chamber with a restructured mortgage loan of up to \$275,000 and the extension of the Chamber's line of credit, both of which are secured by the Chamber's Leasehold interest in the property. The Chamber will use these funds for the purpose of performing certain repairs, updates, remodel and other expenses required of the Chamber building and grounds, located at 1400 Oak Ridge Turnpike, including but not limited to: the costs of repair and remodel of the kitchen; the removal and replacement of the colonnade; and for such other purposes, as may be needed by the Chamber, at the discretion of the Chamber's Executive Committee. The restructured loan will continue to be secured by the Chamber's Leasehold interest in the property and will mature prior to the expiration of the Chamber's current lease term on the property.

The City will have no liability associated with this indebtedness and payback of the financial obligations will be the responsibility of the Oak Ridge Chamber of Commerce as secured by its leasehold interest in the property.

Thank you for your consideration of this request.

Sincerely,



Parker Hardy
President/CEO

Cc: Mark Watson, City Manager
Kenneth Krushenski, City Attorney

RESOLUTION

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.

WHEREAS, the City of Oak Ridge is the owner of Parcel 269, Blocks 17-CB and 18-CB, located at 1400 Oak Ridge Turnpike; and

WHEREAS, by Resolution 7-79-68, as subsequently amended by Resolutions 5-57-91, 9-115-02, and 7-76-2014, City Council authorized a lease agreement with the Oak Ridge Chamber of Commerce (Chamber) for a portion of said parcel; and

WHEREAS, the parties are currently in the third renewal period (July 1, 2013 through June 30, 2038) of the lease with one additional ten-year renewal option remaining; and

WHEREAS, the Chamber is in the process of refinancing the Chamber's debts and has notified the City of its intent to refinance by letter dated December 4, 2018; and

WHEREAS, the bank requires the City as property owner to agree to accept notice from the Chamber of its refinancing of its current loans with the Y-12 Federal Credit Union secured by the Chamber's leasehold interest on its building located at 1400 Oak Ridge Turnpike; and

WHEREAS, the City shall have no liability for this indebtedness and the payback of the financial obligations shall be the sole responsibility of the Chamber.

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

That the City hereby accepts 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.

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

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

RESOLUTION

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.

WHEREAS, the City of Oak Ridge is the owner of Parcel 269, Blocks 17-CB and 18-CB, located at 1400 Oak Ridge Turnpike; and

WHEREAS, by Resolution 7-79-68, as subsequently amended by Resolutions 5-57-91, 9-115-02, and 7-76-2014, City Council authorized a lease agreement with the Oak Ridge Chamber of Commerce (Chamber) for a portion of said parcel; and

WHEREAS, the parties are currently in the third renewal period (July 1, 2013 through June 30, 2038) of the lease with one additional ten-year renewal option remaining; and

WHEREAS, the Chamber is in the process of refinancing the Chamber's debts and has notified the City of its intent to refinance by letter dated December 4, 2018; and

WHEREAS, the bank requires the City as property owner to agree to accept notice from the Chamber of its refinancing of its current loans with the Y-12 Federal Credit Union secured by the Chamber's leasehold interest on its building located at 1400 Oak Ridge Turnpike; and

WHEREAS, the City shall have no liability for this indebtedness and the payback of the financial obligations shall be the sole responsibility of the Chamber.

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

That the City hereby accepts 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.

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

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
18-39

DATE: December 5, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: A RESOLUTION TO AUTHORIZE ADDITIONAL COMPENSATION FOR THE PROFESSIONAL SERVICES AGREEMENT WITH THE FERGUSON GROUP, LLC, FOR SERVICES RELATED TO DOE'S ENVIRONMENTAL MANAGEMENT PROGRAM

Introduction

An item for the December 10, 2018 City Council agenda is a resolution to amend the Professional Services Agreement between the City and The Ferguson Group, LLC, to increase the maximum compensation amount from \$25,000 to \$40,000, effective with the 2018 calendar term, and to authorize the City Manager to renew the agreement, as needed, on an annual basis should budget funds be available.

Funding

Funding for this agreement is provided in the Tennessee Oversight Inter-Local Agreement Grant, a State of Tennessee grant administered by the City of Oak Ridge for the Oak Ridge Reservation Communities Alliance (ORRCA).

Background

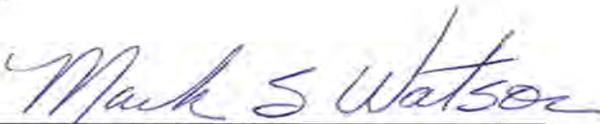
On April 25, 2016, the City entered into a Professional Service Agreement with The Ferguson Group, LLC, Washington, DC, for review of documents related to the U.S. Department of Energy's (DOE) proposed Environmental Management Disposal Facility in Oak Ridge. The scope was amended in March 2017 to include the review of additional documents related to DOE's Environmental Management program. This agreement provides expertise that is needed to enhance the City's and the public's understanding of the federal government's cleanup program in Oak Ridge.

The work is included in the approved scope of work for the ORRCA grant, and was approved by ORRCA members in their work plan earlier this year.

Please note that the agreement explicitly prohibits use of these funds for lobbying activities.

Recommendation

Approval of the attached resolution is recommended.



Mark S. Watson

Attachment: Resolution

RESOLUTION

A RESOLUTION TO AUTHORIZE ADDITIONAL COMPENSATION FOR THE PROFESSIONAL SERVICES AGREEMENT WITH THE FERGUSON GROUP, LLC, FOR SERVICES RELATED TO DOE'S ENVIRONMENTAL MANAGEMENT PROGRAM.

WHEREAS, on April 25, 2016, the City entered into a Professional Services Agreement with The Ferguson Group, LLC, Washington D.C., for review of documents related to the U.S. Department of Energy's (DOE) proposed Environmental Management Disposal Facility in Oak Ridge; and

WHEREAS, said agreement is renewable annually under the City Manager's signature authority and, therefore, cannot exceed \$25,000.00 in a calendar year; and

WHEREAS, said agreement has been amended over time to broaden the services to matters related to DOE's Environmental Management Program; and

WHEREAS, the current term expires on December 31, 2018, however, the total invoiced amount to date for the current term will exceed the City Manager's authority by approximately \$500.00; and

WHEREAS, the City intends to continue to utilize the services of The Ferguson Group, as needed, to enhance the City's and the public's understanding of the federal government's cleanup program in Oak Ridge and the City anticipates that services may continue to exceed the City Manager's signature authority; and

WHEREAS, the City Manager recommends approval to increase the compensation amount of this agreement from \$25,000.00 to \$40,000.00 for the current term and for any subsequent renewal term should budgeted funds be available for renewal.

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

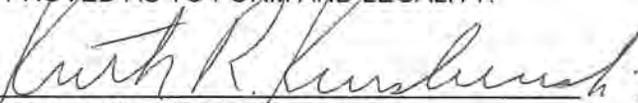
That the recommendation of the City Manager is approved and the Professional Services Agreement, dated April 25, 2016, between the City and The Ferguson Group, LLC, is hereby amended to increase the maximum compensation amount from \$25,000.00 to \$40,000.00, effective with the 2018 calendar year term.

BE IT FURTHER RESOLVED that the City Manager is authorized to renew said agreement as needed on an annual basis should budgeted funds be available.

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

This the 10th day of December 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
18-94

DATE: December 5, 2018
TO: Mark S. Watson, City Manager
FROM: Shira A. McWaters, P.E., Public Works Director

SUBJECT: ANDERSON COUNTY AGREEMENT – TRUCK & DRIVER FOR BLANKENSHIP FIELD

Introduction

An item for City Council consideration is a recommendation to enter in a short term agreement with Anderson County for them to provide the City a tandem axle 18 cubic yard truck and driver to assist in the removal of topsoil and fill from Blankenship Field. The estimated not to exceed fee is \$5,000.

Funding

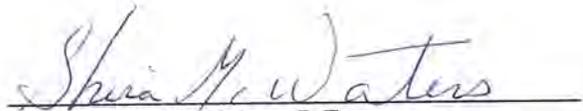
Funding is available in the Capital Project Fund.

Background

It is estimated that up to 6,000 cubic yards of top soil and fill need to be removed before the new field can be installed at Blankenship Field. In order to make use of the top soil and fill it requires removing it and transporting it to a new location for use in the construction of the Scarboro Park which is part of the on-going Pre-School project and potentially the new Senior Center Project. The City's Public Works Department has a limited number of trucks that can be used for this work while maintaining normal operational services. Therefore, the use of a truck and drive from Anderson County was requested.

Recommendation

Staff recommends approval of this agreement.



Shira A. McWaters, P.E.

City Manager's Comments:

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



Mark S. Watson

12-6-18

Date

RESOLUTION

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.

WHEREAS, the Blankenship Field Revitalization Project is underway and the City is in need of assistance to remove topsoil and fill from the site; and

WHEREAS, Anderson County's Highway Department and its Superintendent have agreed to assist the City by providing construction equipment, trucks, and personnel; and

WHEREAS, the City estimates up to 6,000 cubic yards of topsoil and fill will need to be removed from the site before the new field can be installed, however, the topsoil and fill can be relocated to Scarboro Park as part of the preschool construction and park improvements project and potentially the new Senior Center site as well; and

WHEREAS, Anderson County has presented the City with an Intergovernmental Cooperation Agreement for such services, which services will not exceed \$5,000.00; and

WHEREAS, the City Manager recommends approval of an Intergovernmental Cooperation Agreement with Anderson County for such services, which agreement must be approved by the City's legislative body pursuant to Tennessee Code Annotated §5-1-113.

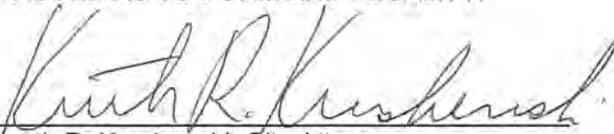
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the City is hereby authorized to enter into an Intergovernmental Cooperation Agreement with Anderson County for Anderson County's Highway Department to provide construction equipment, trucks, and personnel to assist the City with removal of topsoil and fill at Blankenship Field as part of the Blankenship Field Revitalization Project, and transporting the same to Scarboro Park as part of the preschool construction and park improvements project, and potentially to the new Senior Center site; said agreement in an amount not to exceed \$5,000.00.

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

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

PUBLIC HEARINGS
AND
FIRST READING OF
ORDINANCES

**COMMUNITY DEVELOPMENT MEMORANDUM
PLANNING DIVISION
18-64**

DATE: December 6, 2018
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director 
FROM: Nathalie A. Schmidt, Senior Planner
SUBJECT: AMENDMENT TO THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

Introduction

An item for City Council's consideration is an ordinance to amend the Planned Unit Development Master Plan for the Main Street Oak Ridge PUD, Anderson County Tax Map 99L, Group A, Parcels 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, approximately 58.54 acres bordered by Rutgers Avenue, South Illinois Avenue, South Tulane Avenue, and Oak Ridge Turnpike, with no change to the zoning district which remains UB-2/PUD, Unified General Business with a Planned Unit Development overlay.

Funding

No funding is necessary to approve this request.

Background

The Main Street Oak Ridge PUD was approved by City Council in May 2015, by Ordinance 07-2015. The ordinance established the UB-2 zoning district, PUD overlay, and master plan.

The applicant and owner-developer of the property, TN Oak Ridge Rutgers LLC, is requesting an amendment to the PUD Master Plan to replace centrally located multifamily uses (planned) and vehicular access from Rutgers Ave (existing) with new retail uses, and to add sidewalks, open space, and a future phase along Wilson Street reserved for a combination of land uses.

Analysis

The applicant's requested PUD amendment presents a phasing plan for planned development, with Phase I considered completed. Phase II includes approximately 90,000 square feet of new retail buildings, an open space area near the Belk store, and new sidewalks and crosswalks. Phase III identifies three areas of future development, each with associated sidewalk and landscaping improvements. An estimated 3.5 acres facing Rutgers Ave are reserved for retail uses, and a similar-sized, future mixed use area along Wilson St is reserved for "residential, commercial, retail, civil, and/or hospitality" uses.

General urban design standards for mixed use development are not established in the PUD Master Plan, nor are they found in current City standards or ordinances. Therefore, qualities and characteristics for mixed use development are listed as a condition of the approval by the Planning Commission in order to provide guidance for subsequent review of a Final Master Plan and expected outcomes of development design.

The Planning Commission found that the proposal diminished a mix of uses throughout the development and should therefore demonstrate a higher quality, well-designed shopping environment, particularly for pedestrians. Therefore, conditions of the approval include a strong commitment to a future mixed use area with residential development as a key ingredient, the addition of sidewalks that are not presented on the master plan, as well as the provision for a central gathering space within the development. Another condition requires the phasing plan to include parking areas to clarify the extent of work that will be completed with each phase. The Planning Commission stressed the importance of having a complete network of pedestrian infrastructure during Phase II.

The applicant's requested PUD amendment was first considered by the Municipal Planning Commission at its October 18, 2018, regular meeting, and action on the request was postponed until the Planning Commission could hold a joint work session with the City Council. Following the joint work session, the Planning Commission issued a written recommendation to the applicant to consider certain issues and modifications, dated 11-15-2018, and a request for a response.

The Commission met at these times to review the Main St PUD Amendment:

- October 11 – Work Session (applicant present)
- October 18 – Business Meeting (applicant present)
- November 8 – Joint Work Session with City Council
- November 13 – Special Work Session
- November 15 – Business Meeting
- December 5 – Special Business Meeting

Planning Commission Recommendation

At a Special Meeting on December 5, 2018, the Planning Commission voted to approve with conditions, by vote of 5-4, the applicant's submitted response and revised drawings (dated 11-29-2018) to amend the Main Street Oak Ridge PUD Master Plan. Conditions of the approval are listed below, with the first seven conditions accepted from the Staff Memo (with slight revision to #2) and three additional conditions resulting from deliberation at the meeting:

1. The amended plan should include a commitment by the developer and City to create a mixed-use center along Wilson Street, replacing that being removed from the center of the PUD. This future development should include a significant multifamily residential component to enliven the site and enhance long term economic vitality of Main Street. This has advantages in terms of connecting to properties beyond MS PUD and also connecting the new AMSE to an active 'town center' to help generate visitor traffic. It is acknowledged that infrastructure, lease/deed restrictions and market conditions create certain challenges to implementation, but the parties agree to make every good-faith effort to manifest this development.

Characteristics to include:

- Mix of retail, restaurant, residential, and/or office uses – emphasis on residential, eating/drinking places, and small shops;
 - Substantial residential component to be built simultaneous to commercial components (i.e. not as another, later phase);
 - Multistory buildings located at back of sidewalk (vs behind parking);
 - Articulated, independent storefronts at street level, rather than monolithic facades;
 - Attractive streetscape including: generous sidewalk area for circulation, gathering, street furniture, etc.; crosswalks; street trees/urban landscaping; decorative lighting; on-street parallel parking. (specifics to be clarified during joint design work with the City);
 - Quality open space/community gathering space incorporated effectively into design.
2. A significant central gathering space should be included as part of Phase III, located generally between JC Penny and Cinemark, to the extent allowable under existing and future agreements between RealtyLink and tenants.
 3. Corrections for PUD Master Plan Revision sheet:
 - a) Identify PUD Parcels as 3.00, 3.04-3.06, 3.08-3.13, Tax Map 99L, Group A (10 parcels are within the PUD overlay), and
 - b) Remove or strike through Note #4.
 4. Adequate screening shall be provided as part of Phase II-a to screen loading areas from Rutgers Ave, to be approved by the Planning Commission during Final Master Plan and Site Plan review.
 5. Phase III-a Mixed Use Area shall include a pedestrian sidewalk connection to the park area near Belk. Indicating this future connection on the Sidewalk & Landscape Exhibit will help avoid the need to redesign the Phase II parking lot between these areas at a later phase.
 6. A new/revised traffic impact study is required to see how it affects the previous turn signal intersection along Rutgers and to see if other offsite improvements will be required due to the change in traffic flow.
 7. Final Master Plan approval by the Planning Commission is required, and can be completed by phase or combination of phases.
 8. Change the parking configuration to create a route between mixed use on Wilson Street and the restaurant area near the center of the development as shown in the parking lot layout in attachment "Condition #8 Parking Configuration."
 9. Add to the Master Plan the two sidewalk segments referred to as I-c that were marked out in RealtyLink's response diagram to the Planning Commission's recommendation.
 10. Include the 3,000 sf building adjacent to Cinemark in a phase and show on the amended the PUD Master Plan the phases of development for all parking areas.

Recommendation

Approval of the attached ordinance is recommended, which approves the Main Street Oak Ridge PUD Master Plan amendment as recommended by the Planning Commission and includes ten conditions of approval.

- Attachments: Application to Amend the PUD Master Plan
RealtyLink Response to Planning Commission 11-15-2018 Recommendation (highlighted)
Proposed PUD Master Plan Revision by Arnold Consulting, dated 11-29-2018
Proposed PUD Sidewalk & Landscape Exhibit by Arnold Consulting, dated 11-29-2018
2015 Main Street Oak Ridge Master Plan (sheets MP 1.01, MP 2.01 & Schematic Elevations)
Condition #8 Parking Configuration

Nathalie Schmidt

Nathalie A. Schmidt, AICP, Senior Planner

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

12-6-18

Date

CITY OF OAK RIDGE
CHECKLIST FOR APPLICANTS
PLANNED UNIT DEVELOPMENT
PRELIMINARY MASTER PLAN
ZONING DOCUMENT

The PUD Preliminary Master Plan and the request for approval of a PUD overlay zone is the first step in the PUD approval process.

Name of Planned Unit Development - Lot(s)/Parcel(s) Block No: Parcel 003.00 Tax ID 099L A and Parcel 036.00 Tax ID 009L A - Main Street Oak Ridge PUD Master Plan

Owner TN Oak Ridge Rutgers, LLC Telephone No. (864) 263-5425
Address 550 South Main Street, Suite 300, Greenville, SC 29601

Name of Agent/Engineer/Surveyor Arnold Consulting Engineering Services, Inc.
Address P.O. Box 1138, Bowling Green, KY 42102 Telephone No. (270) 780-9445

General description of project: 1) Eliminate multi-family use and add additional commercial use in that area
2) Relocate hotel use and add additional commercial uses

Zoning Designation of Property: UB-2 PUD

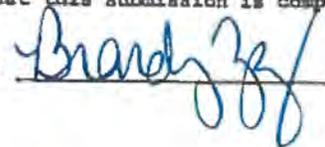
Fees Paid: X \$200.00 Seven copies for initial review by staff. Seventeen copies of revision for staff and Planning Commission (ten folded; seven rolled). After recommendation by Planning Commission, fifteen copies for City Council meeting. If plan does not include all the items listed on this checklist, the plans will be returned to the applicant to be completed before the deadline of the following month.

Any revisions submitted in response to staff comments must have the revision number on the drawing and each change must be clearly delineated.

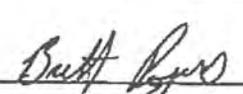
ARE ANY VARIANCES REQUESTED AS PART OF THIS PROPOSAL?

 YES (Attach letter detailing each, and its justification)
 X NO

I hereby certify that this submission is complete and ready for city staff review.

SIGNATURE OF AGENT: 

I authorize Brandy Zackery to serve as my agent.

SIGNATURE OF OWNER:  ORK OF CONDST.

DATE: 9/21/18

City of Oak Ridge Community Development Dept. Site Representative _____

Schmidt, Nathalie

From: Brett Rogers <brogers@realtylinkdev.com>
Sent: Thursday, November 29, 2018 10:42 AM
To: Schmidt, Nathalie
Cc: Neil Wilson; Brandy Zackery; Maude Davis; Brett Rogers
Subject: TN Oak Ridge Rutgers, LLC (PUD Amendment)
Attachments: LL response to PC Comments to PUD Amendments dated 11-29-18.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Nathalie

See attached the Developers Comments to the Planning Commission Recommendation dated 11-15-18. Brandy Zackery (Arnold Consulting) Is completing the revisions to the PUD Amended Master Site Plan documents and will send out to the City early this afternoon.

As Neil mentioned in a previous email he will be traveling and not available to attend the special called PC meeting on the 5th. However, I will plan to attend if at all possible.

That being said it is our request that the Planning Commission meeting continue as schedule and that Planning Commission be prepared vote on whether to approve or deny the amended PUD Site Plan as submitted.

Please let me know if you need anything else for this process to continue?

Thanks.

Brett Rogers
Director of Construction



REALTYLINK^{INC.}

550 South Main Street, Suite 300

Greenville, SC 29601

brogers@realtylinkdev.com

tel: (864) 263-5426

cell: (864) 991-2466

fax: (864) 232-0160

www.realtylinkdev.com

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PLANNING COMMISSION RESPONSE TO REALTY LINK – November 15, 2018
RE: PROPOSED MAIN STREET PUD AMENDMENT

The Oak Ridge Municipal Planning Commission recognizes and supports the importance of continued development within the Main Street PUD and acknowledges the time pressure for quick action to authorize changes requested to accommodate pending retail leases. To that end, we have:

- Reviewed multiple plans submitted officially and informally;
- Held two additional work sessions to review plans and develop guidelines for potential approval;
- Met in joint-session with the Oak Ridge City Council to discuss a shared vision for the city center.

The requested amendment constitutes a major shift in the plan’s direction, removing mixed-use in the center of the plan, closing access to Rutgers adjacent to the roundabout and adding significant new retail square footage in this area. Because the community clearly desired a mixed-use town center in Main Street, along with the major retail emphasis, we are prepared to endorse the requested changes if the amendment also includes certain guidelines, elaborated below.

Because the above represent substantial change from the adopted plan, our understanding of the community’s expectations for Main Street, and to ensure long term economic sustainability in the Oak Ridge core, we will review your next revised submission with expectation of finding the following changes and additions.

The Planning Commission requests a specific explanation for any elements listed here that are not included in your next update, elaborating why they cannot be included.

I. COMPREHENSIVE PEDESTRIAN AND LANDSCAPE IMPROVEMENTS (*this memorializes the #1 & #3 priorities from the 11/13/18 work session*):

a. The amendment shall include a complete, site-wide, network of pedestrian-ways, landscaping and gathering/greenspace, as illustrated on the accompanying plan (the illustration is intended to add to proposed sidewalks).

b. It should include a gather/greenspace in a central location (as suggested in illustration), of similar acreage in a location, behind the building, that connects retail, cinema and future mixed use areas. **Addition of this green space will not be possible as this would require approval by Cinemark. "DELETE"**

c. Pedestrian-ways should create missing connections indicated on the illustration, and should be designed and built to not only be safe, but also incorporating landscaping, benches, planters, etc. Particular attention should be given to the sidewalk connection along the rear of Walmart.

d. Any cross-parking surfacing for motorists; **Phase I is complete and any additional changes would require approval of all current tenants. "DELETE"**

Limited improvements to be completed as part of (Phase II, Phase IIIa, b and c) construction prior to issuance of Certificates of Occupancy for Phase II buildings. (As shown on the attached illustration)

- e. The plan should indicate connections leading between the site, the adjacent AMSE PUD, and nearby Bissell Park and the Woodland neighborhood. (Improvements outside of Main Street property lines to be constructed by the city, but identified via the plan.)
- f. ~~All improvements to be completed as a part of Phase II construction prior to issuance of Certificates of Occupancy for Phase II buildings~~ (with exceptions for planting, dependent on proper planting season, in which case temporary COs will be issued until planting can be completed.) Improvements shown in Phase III areas can be constructed with those future developments.

II. COMMITMENT TO CREATE A MIXED-USE DEVELOPMENT ON WILSON STREET (*this memorializes the #2 priority from the 11/13/18 work session*):

The Planning Commission recommends that the amended plan should include a binding joint commitment (removing the word "Potential") by the developer and City to create a mixed-use center along Wilson Street, replacing that being removed from the center of the PUD. This future development shall include a significant multifamily residential component to enliven the site and enhance long term economic vitality of Main Street. This has advantages in terms of connecting to properties beyond MS PUD and also connecting the new AMSE to an active 'town center' to help generate visitor traffic. It is acknowledged that infrastructure, lease-requirements and market conditions create certain challenges to implementation, but the parties agree to make every good-faith effort to manifest this development.

Characteristics to include:

- a. Mix of retail, restaurant, eating/drinking place
- b. Substantial residential (i.e. not as another, large building)
- c. Multistory buildings
- d. Articulated, independent storefronts at street level, rather than monolithic facades;
- e. Attractive streetscape including: generous sidewalk area for circulation, gathering, street furniture, etc.; crosswalks; street trees/urban landscaping; decorative lighting; on-street parallel parking. (specifics to be clarified during joint design work with the City);
- f. Quality open space/community gathering space incorporated effectively into design.

**Delete this section.
Developer will not
agree to this.**

We recommend that a binding development agreement between the developer and the City, to memorialize this commitment, be signed before building permits may be issued for Phase II development.

III. DESIGNATION OF BUS DROP OFF AT AMSE (*this memorializes the #4 priority from the 11/13/18 work session*):

The parking lot area to the west of the new AMSE museum shall be reconfigured according to the design shown on the most recent revised plan, to accommodate safe pedestrian and bus access to the museum entrance. Identify this bus drop off area on the PUD amendment.

IV. FUTURE COMMERCIAL DEVELOPMENT FACING RUTGERS *(this memorializes the #5 priority from the 11/13/18 work session):*

The amended PUD development local use, with character:
a. Landscaping to screen view in the future if needed.
b. Buildings adjacent to the building to be considered 'transparent' Street.
c. Ground level restaurant.
d. Adherence to City landscaping requirements along the street edge.

Delete the following:

a.) Developer will not agree to install this berm as shown, however, will agree to install landscaping as/if needed in conjunction with Phase IIIB & C

b.) Developer cannot agree to restrict the placement of the buildings to not allow parking in the front. Also existing utilities along Rutgers would potential restrict moving the buildings close to the street set back.

C.) Delete. Developer will not agree to restrict the future commercial/retail development of Phases IIIB & C.

Commercial
cial or mixed-
development,
gured in the
located behind
buildings may
iate 'built
uate
e.g. retail, office,

V. OTHER REQUESTS

All Phase 3 (purple) areas should be labeled as mixed use area.

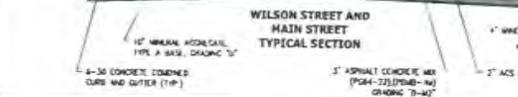
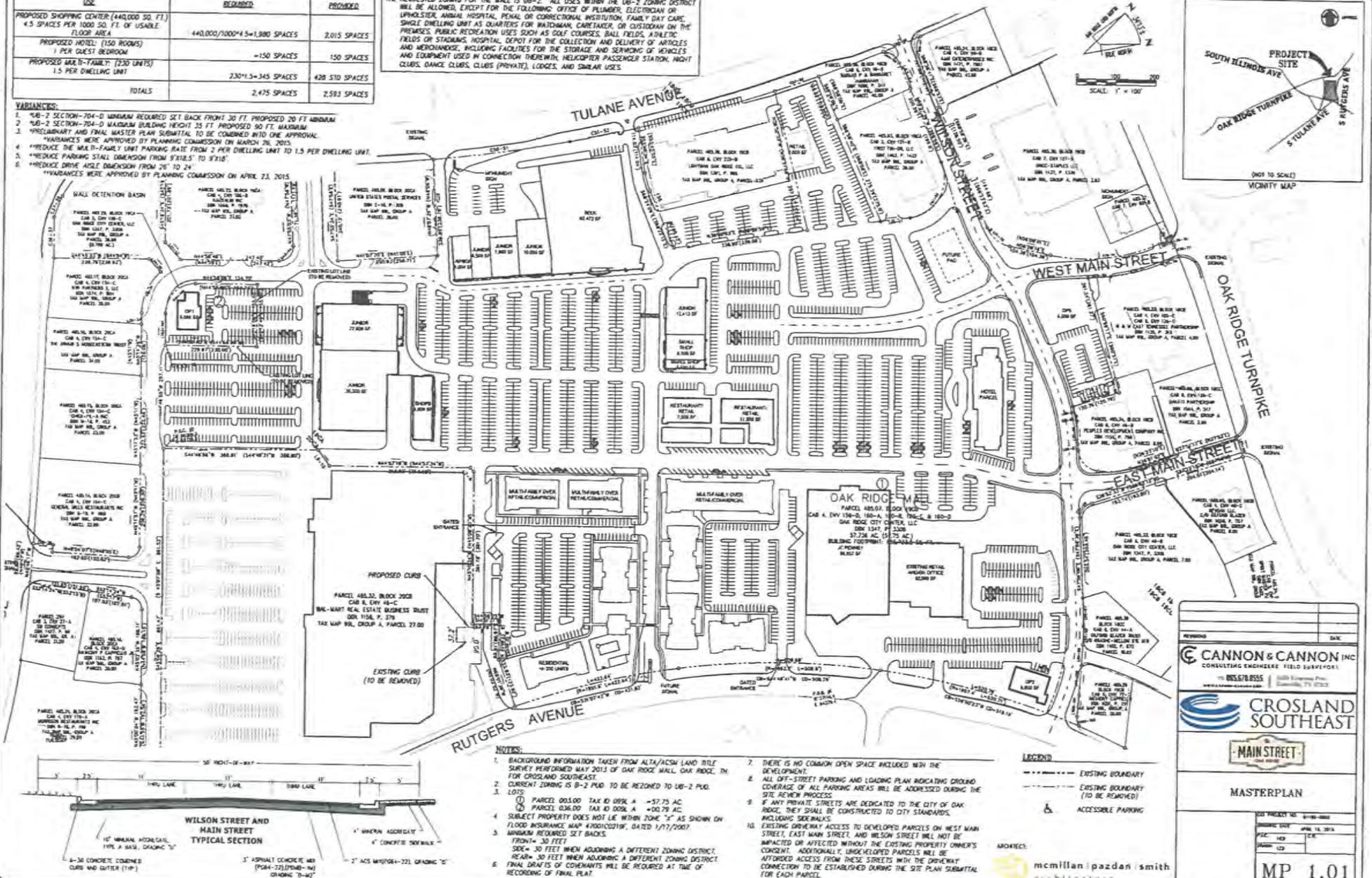
ANTICIPATED SCHEDULE FOR CONSIDERATION:

- Nov 15: proposed guidelines for amendment, for PC consideration & vote
- Nov 16: forward PC results to RL
- Nov 19-27: receive revisions from RL for review
- Nov 27- Dec 7: hold special-called PC meeting to act on new proposal
- Dec 10: City Council vote on amended PUD

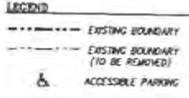
PARKING SUMMARY		
USE	REQUIRED	PROVIDED
PROPOSED SHOPPING CENTER (440,000 SQ. FT.) 4.5 SPACES PER 1000 SQ. FT. OF USABLE FLOOR AREA	440,000/1000*4.5=1,980 SPACES	2,015 SPACES
PROPOSED HOTEL (150 ROOMS) 1 PER GUEST BEDROOM	=150 SPACES	150 SPACES
PROPOSED MULTI-FAMILY (730 UNITS) 1.5 PER DWELLING UNIT	230*1.5=345 SPACES	428 570 SPACES
TOTALS	2,475 SPACES	2,593 SPACES

PERMITTED USES:
 THE REQUESTED ZONING FOR THE MALL IS UB-2. ALL USES WITHIN THE UB-2 ZONING DISTRICT WILL BE ALLOWED, EXCEPT FOR THE FOLLOWING: OFFICE OF PLUMBER, ELECTRICIAN OR LIQUORIST, ANIMAL HOSPITAL, PENAL OR CORRECTIONAL INSTITUTION, FAMILY DAY CARE, SINGLE DWELLING UNIT AS QUARTERS FOR WORKMAN, CARETAKER, OR CUSTODIAN ON THE PREMISES, PUBLIC RECREATION USES SUCH AS GOLF COURSES, GOLF CLUBS, ATHLETIC FIELDS OR STADIUMS, HOSPITAL, DEPOT FOR THE COLLECTION AND DELIVERY OF ARTICLES AND MERCHANDISE, INCLUDING FACILITIES FOR THE STORAGE AND SERVICING OF VEHICLES AND EQUIPMENT USED IN CONNECTION THEREWITH, HELICOPTER PASSENGER STATION, NIGHT CLUBS, DANCE CLUBS, CLUBS (PRIVATE), LOBBIES, AND SIMILAR USES.

- VARIANCES:**
- UB-2 SECTION 704-D MINIMUM REQUIRED: SET BACK FRONT 30 FT. PROPOSED 20 FT. MINIMUM
 - UB-2 SECTION 704-D MAXIMUM BUILDING HEIGHT 25 FT. PROPOSED 30 FT. MAXIMUM
 - PRELIMINARY AND FINAL MASTER PLAN SUBMITTAL TO BE COMBINED INTO ONE APPROVAL. VARIANCES WERE APPROVED BY PLANNING COMMISSION ON MARCH 26, 2015.
 - REDUCE THE MAXIMUM UNIT PARKING RATE FROM 2 PER DWELLING UNIT TO 1.5 PER DWELLING UNIT. VARIANCES WERE APPROVED BY PLANNING COMMISSION ON APRIL 23, 2015.
 - REDUCE PARKING STALL DIMENSION FROM 8'10" TO 8'8"
 - REDUCE DRIVE AISLE DIMENSION FROM 26' TO 24'



- NOTES:**
- BACKGROUND INFORMATION TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PERFORMED MAY 2013 OF OAK RIDGE MALL, OAK RIDGE, TN FOR CROSSLAND SOUTHEAST.
 - CURRENT ZONING IS B-2 PUD TO BE REZONED TO UB-2 PUG.
 - LOTS:
 - ① PARCEL 000.00 TAX ID 090L A = 57.75 AC.
 - ② PARCEL 000.00 TAX ID 000L A = 50.79 AC.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN ZONE "C" AS SHOWN ON FLOOD INSURANCE MAP 47001C0210F, DATED 1/17/2007.
 - MINIMUM REQUIRED SET BACKS:
 - FRONT= 30 FEET
 - SIDE= 30 FEET WHEN ADJOINING A DIFFERENT ZONING DISTRICT, REAR= 30 FEET WHEN ADJOINING A DIFFERENT ZONING DISTRICT.
 - FINAL DRAWINGS OF COVENANTS WILL BE REQUIRED AT TIME OF RECORDING OF FINAL PLAN.
 - THERE IS NO COMMON OPEN SPACE INCLUDED WITH THE DEVELOPMENT.
 - ALL OFF-STREET PARKING AND LOADING PLAN INDICATING DROPPING COVERAGE OF ALL PARKING AREAS WILL BE ADDRESSED DURING THE SITE REVIEW PROCESS.
 - IF ANY PRIVATE STREETS ARE DEDICATED TO THE CITY OF OAK RIDGE, THEY SHALL BE CONSTRUCTED TO CITY STANDARDS, INCLUDING SIDEWALKS.
 - EXISTING DRIVEWAY ACCESS TO DEVELOPED PARCELS ON WEST MAIN STREET, EAST MAIN STREET, AND WILSON STREET WILL NOT BE IMPACTED OR AFFECTED WITHOUT THE EXISTING PROPERTY OWNER'S CONSENT. ADDITIONAL UNDEVELOPED PARCELS WILL BE AFFORDED ACCESS FROM THESE STREETS WITH THE DRIVEWAY CONNECTION TO BE ESTABLISHED DURING THE SITE PLAN SUBMITTAL FOR EACH PARCEL.



REVISION: _____ DATE: _____

CANNON & CANNON INC
 CONSULTING ENGINEERS FIELD SURVEYORS
 110 BELLS BLOSSOM | 1000 Kingswood Place
 www.cannonandcannon.com | Columbia, TN 37623

CROSSLAND SOUTHEAST

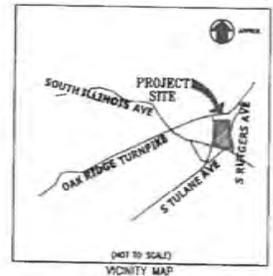
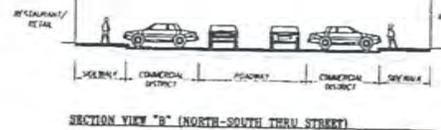
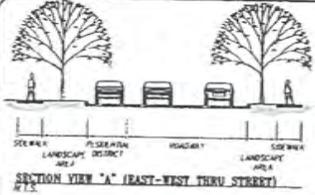
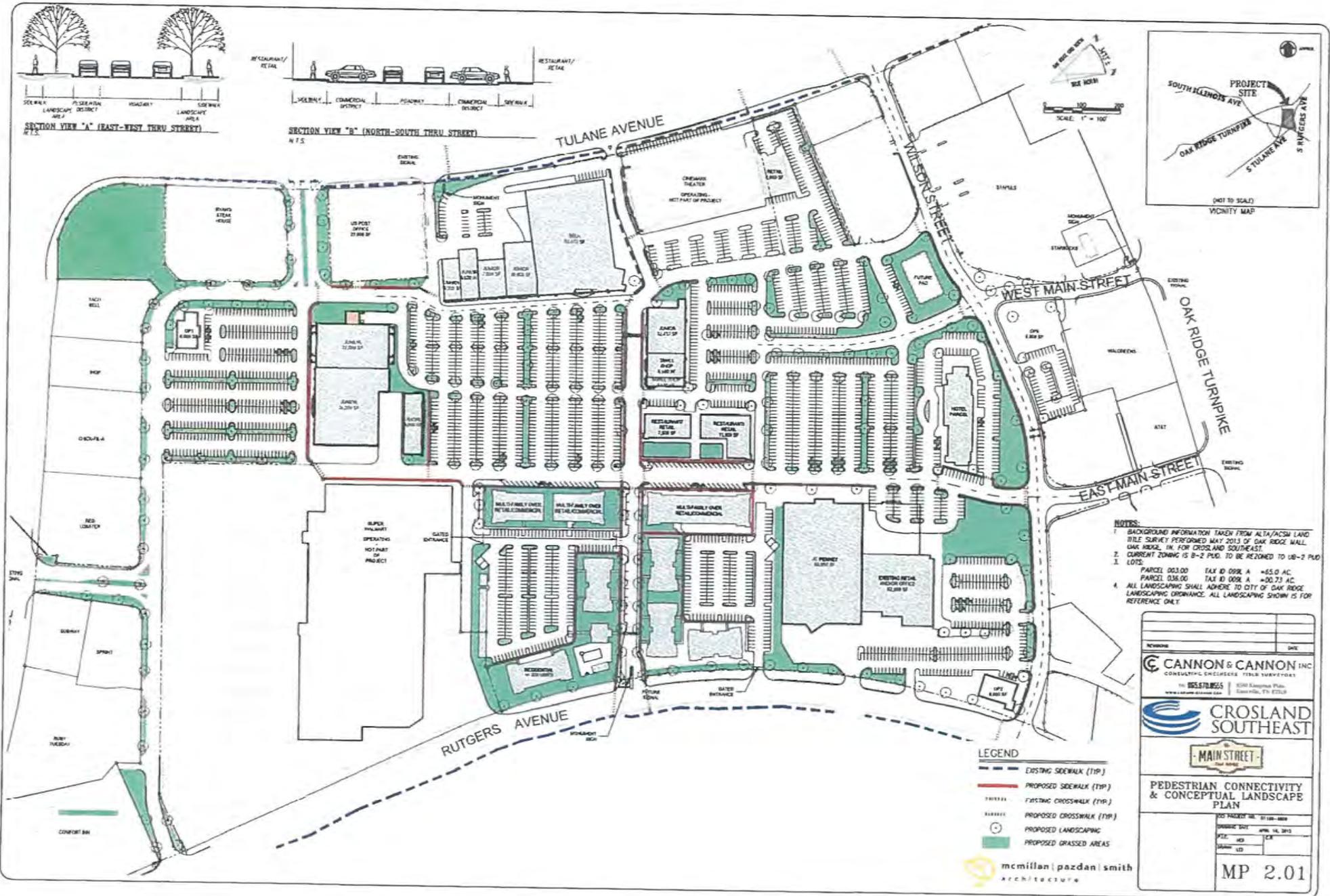
MAIN STREET

MASTERPLAN

001 PROJECT NO. 15-00-0000
 DRAWING DATE: APRIL 14, 2015
 PLOT: 140 | DATE: _____
 SHEET: 02

ARCHITECT: **mcmillan | pazzan | smith**
 architects

MP 1.01

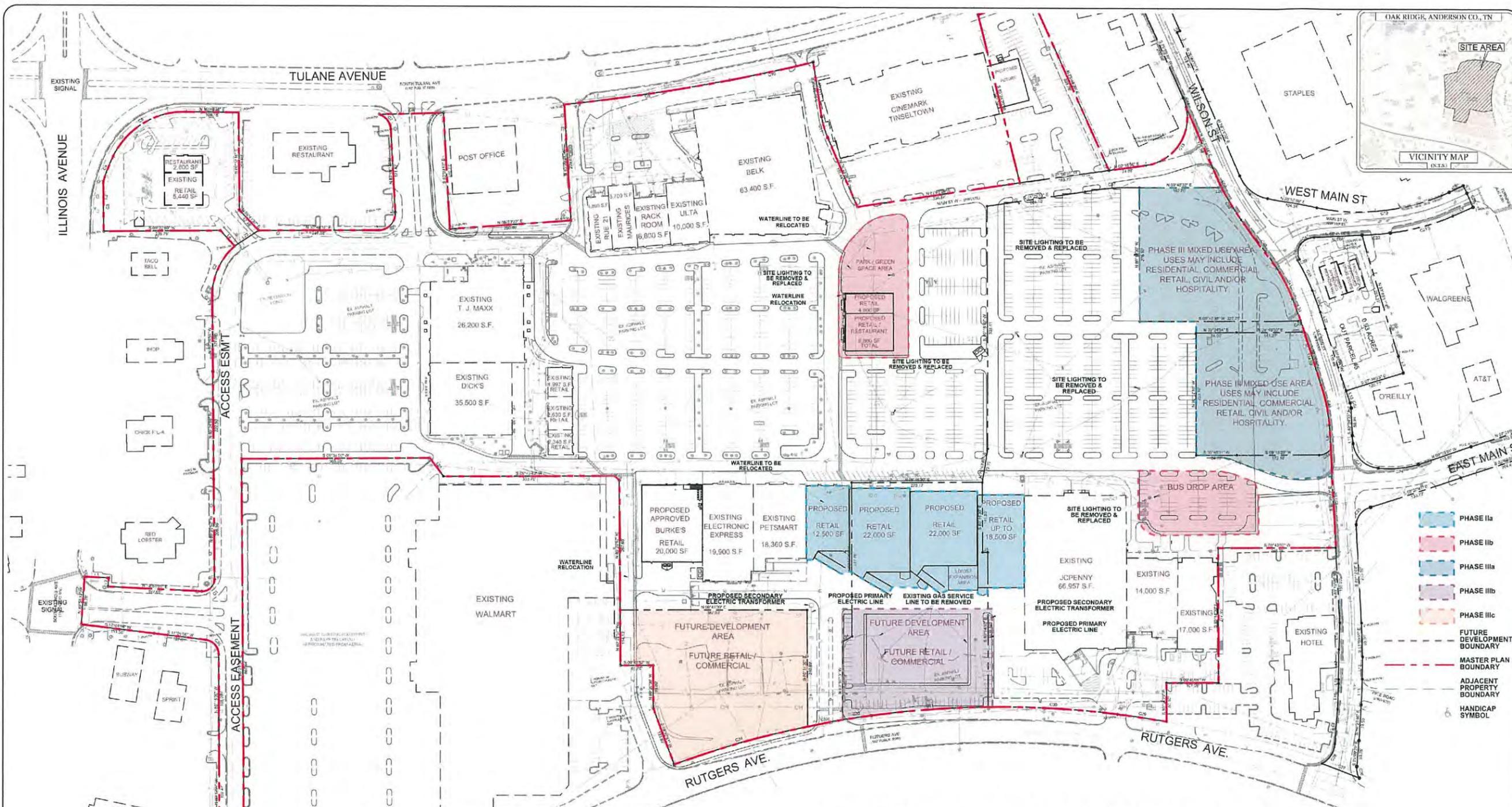


- NOTES:**
1. BACKGROUND INFORMATION TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PERFORMED MAY 2013 OF OAK RIDGE MALL, OAK RIDGE, TN FOR CROSLAND SOUTHEAST.
 2. CURRENT ZONING IS B-2 PUD. TO BE REZONED TO US-2 PUD LOTS.
 3. PARCEL 003.00 TAX ID 008 A = 65.0 AC.
PARCEL 036.00 TAX ID 008 A = 00.73 AC.
 4. ALL LANDSCAPING SHALL ADHERE TO CITY OF OAK RIDGE LANDSCAPING ORDINANCE. ALL LANDSCAPING SHOWN IS FOR REFERENCE ONLY.

- LEGEND**
- EXISTING SIDEWALK (TYP)
 - PROPOSED SIDEWALK (TYP)
 - EXISTING CROSSWALK (TYP)
 - PROPOSED CROSSWALK (TYP)
 - PROPOSED LANDSCAPING
 - PROPOSED GRASSED AREAS

REVISION	DATE
PEDESTRIAN CONNECTIVITY & CONCEPTUAL LANDSCAPE PLAN	
PROJECT NO.	07188-0000
DATE	APRIL 24, 2015
SCALE	1" = 100'
DESIGNED BY	LD
CHECKED BY	LD
MP 2.01	

mcmillan | pazdan | smith
ARCHITECTURE



REVISIONS

PUD MASTER PLAN AT OAK RIDGE CITY CENTER

OAK RIDGE, TENNESSEE



**ARNOLD CONSULTING
ENGINEERING SERVICES, INC.**
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 18-4170-L
DATE: 11-29-2018
SCALE: 1" = 100'
DRAWN: C. WICKER
CHECKED: B. ZACKERY
FILE PATH:
2:SITE\DEV\EXHIBITS\PUD.MXD



PARKING SCHEDULE

USE	REQUIRED	PROVIDED
RETAIL:	4.5 SPACES PER 1,000 S.F. (411,024 / 1,000) X 4.5 = 1,850 SPACES	2,223 SPACES PROVIDED
RESTAURANT:	1 SPACE PER 150 S.F. 6,800 / 150 = 45 SPACES	45 SPACES PROVIDED
TOTALS	1,895 SPACES REQUIRED	2,268 SPACES PROVIDED

BUILDING AREA BREAKDOWN

USE	EXISTING	PROPOSED	TOTALS
RETAIL:	305,024 S.F.	108,000 S.F.	411,024 S.F.
RESTAURANT:	2,800 S.F.	4,000 S.F.	6,800 S.F.
MIXED USE: (RESTAURANT, RETAIL, RESTAURANT)	0 S.F.	T.B.D.	T.B.D.

ELECTRICAL DEPT. NOTES

- NO CONSTRUCTION OF BUILDINGS OR SIGNS OR INSTALLATION OF LANDSCAPING SHALL TAKE PLACE WITHIN EASEMENTS WITHOUT THE CITY OF OAK RIDGE'S WRITTEN APPROVAL. LANDSCAPING MUST COMPLY WITH CURED STANDARD 850 (LATEST REVISION). LANDSCAPING MUST BE APPROVED IN WRITING BY CURED AND PUBLIC WORKS VIA AN EASEMENT ENCROACHMENT FORM. PLACEMENT SHALL BE COORDINATED WITH THE CITY.
- LANDSCAPING IMPROVEMENTS, AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERFORMED AT THE RISK OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PRESERVE IMPROVEMENTS AND LANDSCAPING WITHIN SUBJECT EASEMENTS. THE CITY OF OAK RIDGE WILL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING IMPROVEMENTS WITHIN AFFECTED EASEMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.

PERMITTED USES

ALL USES WITHIN THE UB-2 ZONING DISTRICT WILL BE ALLOWED (INCLUDING MULTI-FAMILY RESIDENTIAL AND PARK AREAS), EXCEPT FOR THE FOLLOWING: OFFICE OF PLUMBER, ELECTRICIAN OR UPHOLSTERER, ANIMAL HOSPITAL, PENAL OR CORRECTIONAL INSTITUTION, FAMILY DAY CARE, SINGLE DWELLING UNIT AS QUARTERS FOR WATCHMAN, CARETAKER, OR CUSTODIAN ON THE PREMISES, PUBLIC RECREATION USES SUCH AS GOLF COURSES, BALL FIELDS, ATHLETIC FIELDS OR STADIUMS, HOSPITAL, DEPOT FOR THE COLLECTION AND DELIVERY OF ARTICLES AND MERCHANDISE, INCLUDING FACILITIES FOR THE STORAGE AND SERVICING OF VEHICLES AND EQUIPMENT USED IN CONNECTION THEREWITH, HELICOPTER PASSENGER STATION, NIGHT CLUBS, DANCE CLUBS, CLUBS (PRIVATE), LODGES, AND SIMILAR USES.

PREVIOUSLY APPROVED VARIANCES

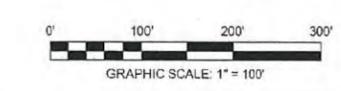
- UB-2 SECTION 704-D MINIMUM REQUIRED SETBACK FRONT 30 FT. - PROPOSED 20 FT. MINIMUM.
- UB-2 SECTION 704-D MAXIMUM BUILDING HEIGHT 35 FT. - PROPOSED 90 MAXIMUM.
- VARIANCES WERE APPROVED BY THE PLANNING COMMISSION ON MARCH 26, 2015.
- REDUCE THE MULTIFAMILY PARKING RATE FROM 2 PER DWELLING UNIT TO 1.5 PER DWELLING UNIT.
- REDUCE PARKING STALL DIMENSION FROM 9' X 18'5" TO 9' X 18'.
- REDUCE DRIVE AISLE DIMENSION FROM 26' TO 24'.
- VARIANCES WERE APPROVED BY THE PLANNING COMMISSION ON APRIL 23, 2015.

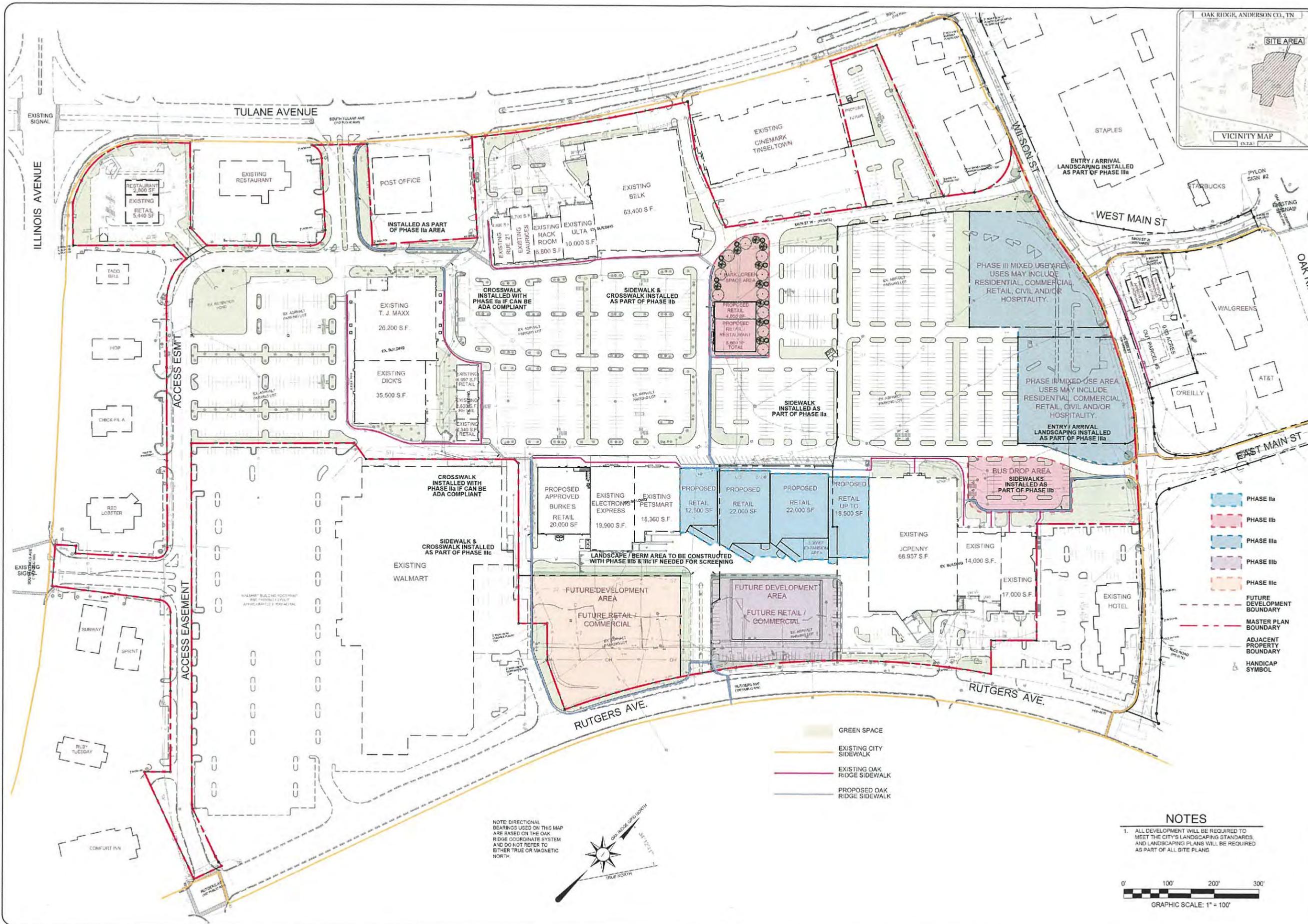
NOTES

- CURRENT ZONING IS PUD UB-2.
- SUBJECT PROPERTY DOES NOT LIE WITHIN ZONE 'X' AS SHOWN ON FLOOD INSURANCE MAP 47001C0219F, DATED 1-17-2007.
- MINIMUM REQUIRED SET BACKS:
 - FRONT: 20 FT.
 - SIDES & REAR: 30 FT. WHEN ADJOINING A DIFFERENT ZONING DISTRICT.
- THERE IS NO COMMON OPEN SPACE INCLUDED WITH THE DEVELOPMENT.
- IF ANY PRIVATE STREETS ARE DEDICATED TO THE CITY OF OAK RIDGE, THEY SHALL BE CONSTRUCTED TO CITY STANDARDS, INCLUDING SIDEWALKS.
- EXISTING DRIVEWAY ACCESS TO DEVELOPED PARCELS ON WEST MAIN STREET, EAST MAIN STREET, AND WILSON STREET WILL NOT BE IMPACTED OR AFFECTED WITHOUT THE EXISTING PROPERTY OWNER'S CONSENT. ADDITIONALLY, UNDEVELOPED PARCELS WILL BE AFFORDED ACCESS FROM THESE STREETS WITH THE DRIVEWAY CONNECTIONS TO BE ESTABLISHED DURING THE SITE PLAN SUBMITTAL FOR EACH PARCELS.



PARCEL 00.300 TAX I.D. 009L A : 57.75 ACRES
PARCEL 036.00 TAX I.D. 009L A : 0.78 ACRES
MAIN STREET OAK RIDGE PUD MASTER PLAN





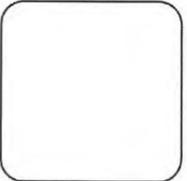
REVISIONS

PUD MASTER PLAN AT OAK RIDGE CITY CENTER

OAK RIDGE, TENNESSEE

ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER: 18-4170-L
 DATE: 11-28-2018
 SCALE: 1" = 100'
 DRAWN: C. WICKER
 CHECKED: B. ZACKERY
 FILE PATH:
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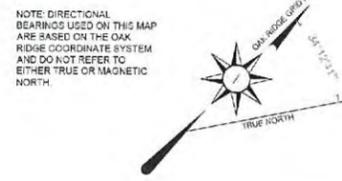


PUD

SIDEWALK &
LANDSCAPE
EXHIBIT

- PHASE IIa
- PHASE IIb
- PHASE IIc
- PHASE IIId
- PHASE IIIf
- FUTURE DEVELOPMENT BOUNDARY
- MASTER PLAN BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- HANDICAP SYMBOL

- GREEN SPACE
- EXISTING CITY SIDEWALK
- EXISTING OAK RIDGE SIDEWALK
- PROPOSED OAK RIDGE SIDEWALK



NOTES

- ALL DEVELOPMENT WILL BE REQUIRED TO MEET THE CITY'S LANDSCAPING STANDARDS AND LANDSCAPING PLANS WILL BE REQUIRED AS PART OF ALL SITE PLANS.

GRAPHIC SCALE: 1" = 100'

TITLE

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.

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

WHEREAS, the Oak Ridge Municipal Planning Commission approved the same with conditions; and

WHEREAS, a public hearing thereon has been held as required by law for the plan as submitted by the developer.

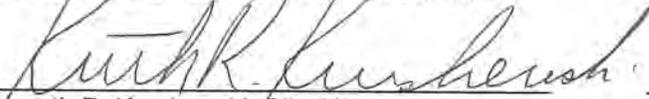
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE TENNESSEE:

Section 1. That the Main Street Oak Ridge Planned Unit Development is hereby amended as set forth on the attached PUD Master Plan at Oak Ridge City Center drawings submitted by Arnold Consulting Engineering Services, Inc., dated November 29, 2018, and titled "PUD Master Plan Revision" and "PUD Sidewalk & Landscape Exhibit," and subject to the conditions as set forth by the Oak Ridge Municipal Planning Commission at their December 5, 2018 meeting.

Section 2. This amendment to the Main Street Oak Ridge Planned Unit Development does not change the overall zoning district, which remains UB-2/PUD, Unified General Business with a Planned Unit Development Overlay.

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: _____

COMMUNITY DEVELOPMENT MEMORANDUM
18-56

DATE: November 19, 2018

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director *WEB*

FROM: Jennifer L. Williams, Planner

SUBJECT: REZONING REQUEST – 715 and 723 EMORY VALLEY ROAD

Introduction

An item for City Council's consideration is an ordinance to rezone Anderson County Tax Map 100G, Group A, Parcels 008.00 and 10.00 from IND-1 Industrial District to O-2 Office District.

Funding

No funding is associated with this item.

Background

The petitioned site, the Emory Valley Center, is located on Emory Valley Road in an area characterized by industrial, public, and office uses. Also located nearby are industrial developments, Anderson County buildings, a senior living facility, and offices.



The petitioner has requested a change in zoning from IND-1 to O-2 Office District. The purpose of the change is to allow the Emory Valley Center to offer additional mental health and rehabilitation services. These uses are not allowed in the IND-1 zone but are allowed in O-2.

The Land Use Map classifies this area as "Business Park." A Land Use Plan amendment is not required to change this zoning.

Review

The following criteria were used to evaluate the rezoning request:

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

The proposed zoning does not conflict with the City's Comprehensive Plan, which identifies the area as Business Park. If rezoned, most of the allowed uses within the O-2 zone reflect the Business Park designation. In addition, the Emory Valley Center will continue to be used as an office, which is an allowed use in the Business Park area.

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

Yes. The Emory Valley Center has been built on the property, much of which was previously vacant, in the last five years.

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?

Yes. Although there are no O-2 zones directly adjacent to the property, the uses in the area, which include offices, light industry, government uses, and a senior living facility are compatible with the proposed zoning and use. In addition, there are other examples of O-2 zoning nearby, including the large office park at the intersection of Emory Valley Road and Lafayette Drive.

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

The proposed rezoning would create an isolated area of O-2 zoning. However, there are numerous examples along Emory Valley Road of zoning districts only encompassing one or two properties. Additionally, the existing and proposed uses are compatible with the surrounding zones and uses.

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

There is no evidence at this time that adequate public facilities and services are not available.

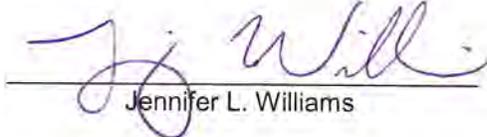
6) Would the requested rezoning have environmental impacts?

There are no anticipated environmental impacts. The Emory Valley Center is already constructed.

The Planning Commission voted unanimously to recommend **approval** of this rezoning request at their November 15, 2018 meeting.

Recommendation

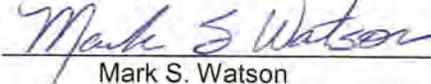
Approval of the attached ordinance is recommended.


Jennifer L. Williams

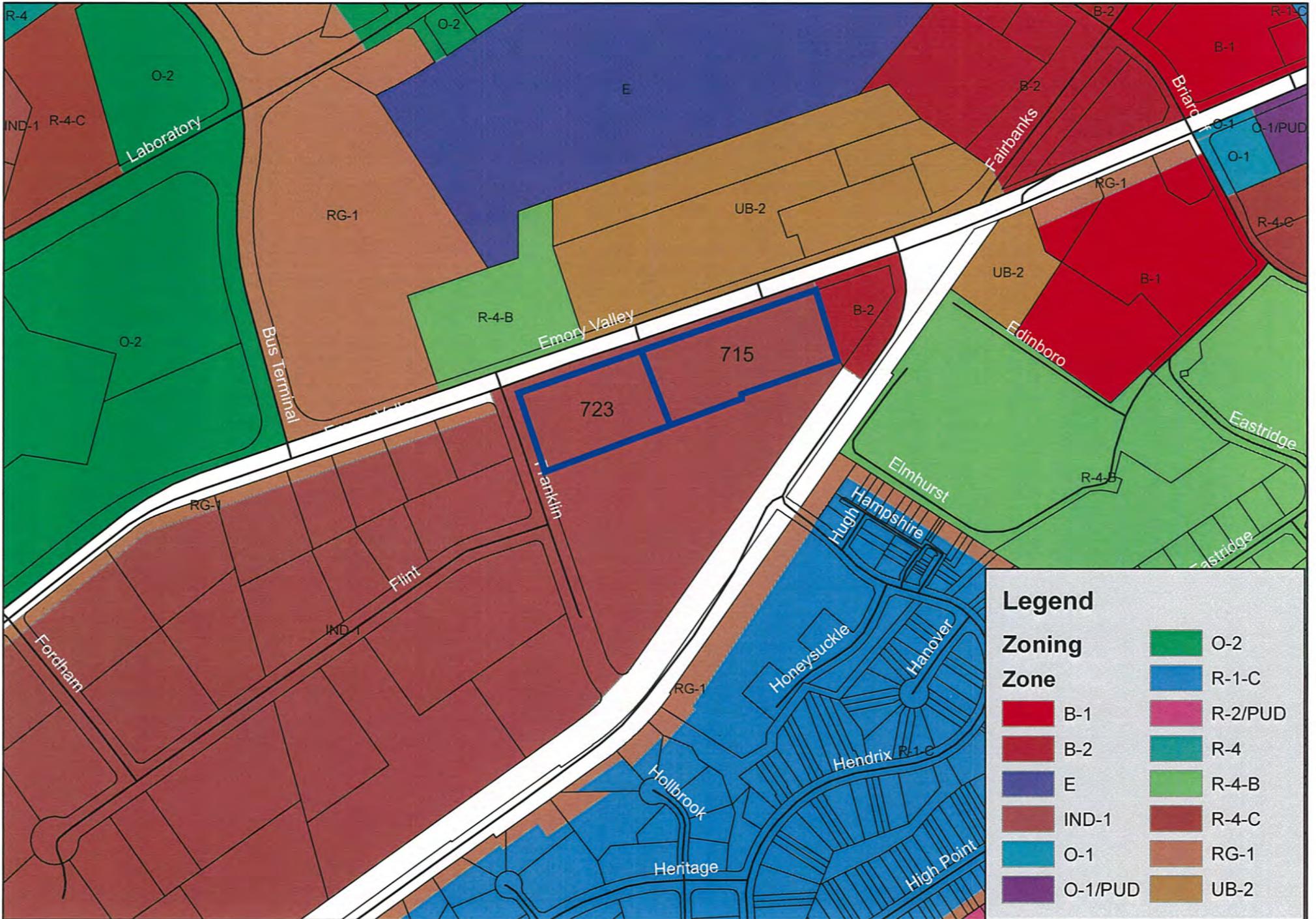
Attachments: Proposed Ordinance

City Manager's Comments:

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


Mark S. Watson 12-6-18
Date

715 and 723 Emory Valley Road Zoning Change: Surrounding Zoning



Legend	
Zoning	O-2
Zone	R-1-C
B-1	R-2/PUD
B-2	R-4
E	R-4-B
IND-1	R-4-C
O-1	RG-1
O-1/PUD	UB-2

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 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.

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:

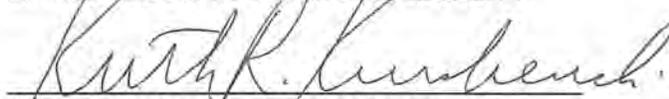
<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
Parcel 008.00 Map 100G, Group A (± 2.72 acres)	723 Emory Valley Road	IND-1, Industrial District	O-2, Office District

<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
Parcel 010.00 Map 100G, Group A (± 3.52 acres)	715 Emory Valley Road	IND-1, Industrial District	O-2, Office District

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: _____

COMMUNITY DEVELOPMENT MEMORANDUM
18-53

DATE: November 20, 2018
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director 
FROM: Jennifer L. Williams, Planner
SUBJECT: ZONING ORDINANCE TEXT AMENDMENT – MIXED USE DEVELOPMENTS

Introduction

An item for City Council's consideration is an ordinance to amend the Zoning Ordinance to allow mixed use developments in the O-2, B-2, and UB-2 district.

Funding

No funding is associated with this item.

Background

At the Planning Commission's October 18, 2018 business meeting Ray Evans presented a proposal to the Planning Commission to allow mixed use developments in Jackson Square. The Planning Commission, staff, and Mr. Evans considered the matter further at the October 25, 2018 and November 5, 2018 work sessions. The resulting text amendments are a result of those conversations and staff research.

Review

The proposed amendments accomplish the following:

- Provide a definition for mixed use developments.
- Allow mixed use developments in the O-2, B-2, and UB-2 zoning districts with certain requirements:
 - Other than residential uses, only those uses already permitted in the underlying zone are allowed.
 - All mixed use developments must present a site plan to the Planning Commission for review and approval.
 - Mixed use developments must maintain a nonresidential function. The Planning Commission can waive the requirement if the applicant can prove the development still meets the definition of "mixed use."
 - All applicable building and fire codes must be met.
- Create parking requirements for mixed use developments:
 - On-site parking is not required for residential uses. However, parking availability will be considered as part of the site plan review process. The purpose of this requirement is to ensure that, in a place like Jackson Square, onsite-parking availability does not become a

burden.

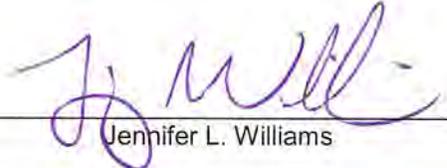
- For nonresidential uses, parking will be required.
- The Planning Commission can reduce parking requirements if the applicant can share parking or utilize public parking.
- An applicant can produce a parking study which, if approved, allows the Planning Commission to further reduce parking requirements.

Additional detail on the amendments can be found in the attached bold-strikethrough document. Only sections of the Zoning Ordinance being amended are included.

The Planning Commission considered this text amendment at their November 15, 2018 business meeting and voted to recommend **approval**.

Recommendation

Approval of the attached ordinance is recommended.

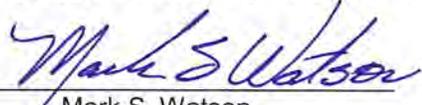


Jennifer L. Williams

Attachments: Bold-Strikethrough of Proposed Change
Proposed Ordinance

City Manager's Comments:

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



Mark S. Watson

12-6-18
Date

Amendment: Article II Definitions

MIXED USED DEVELOPMENT: A mixed use development is defined as three-dimensional, pedestrian-oriented places that layer compatible land uses, public amenities, and utilities together at various scales and intensities. This may include a blend of commercial, residential, office, entertainment, and/or cultural uses. Mixed-use development can be vertical or horizontal on single or multiple coordinated structures and/or properties.

Amendments: Section 6.02(a)

(a) Permitted Principal Uses:

1. Uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, drafting, graphic arts and software development, and sales provided that there shall be no display of any actual product for sale except in accordance with the following regulations: No display will be in an exterior show window; and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed forty-five (45) percent of the usable floor area of any establishment using the display of office supplies and office equipment as a sales procedure, or fifteen (15) percent of such floor area using the display of any other product as a sales procedure; provided there shall be no outdoor storage of goods or material irrespective of whether or not they are for sale; and provided further that there shall be no warehousing or the indoor storage of goods or material beyond that normally incidental to the above permitted occupations.
2. Multiple family dwelling.
3. Church, school, public library, and public museum.
4. Convent, dormitory, fraternity or sorority house.
5. Hotel, motel, or tourist home.
6. Hospital, clinic, mental health clinic, convalescent home, but excluding animal hospital, penal or correctional institution.
7. Community building, public building, library, lodge hall or private club.
8. Transient group care facilities.

(Ord. No. 6-84 Revised Effective 4/5/84)

9. Family day care home, child care center, and private education institution.

(Ord. No. 22-92 Revised Effective 10/15/92)

10. Barber shops and beauty shops.

11. **Mixed Use Developments provided the following are met:**

- a. **Other than residential uses, only those uses already permitted within the O-2 district will be allowed.**
- b. **Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.**
- c. **All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.**
- d. **All applicable building and fire codes must be met.**

(Ord. No. 1-00 Revised Effective 1/13/2000)

Amendments: Section 7.03(a)

(a) Permitted Principal Uses:

1. Any retail business, whose principal activity is the sale of new merchandise in an enclosed building.
2. Open air business use as follows:
 - a. Retail sale of trees, shrubbery, plants, flowers, seed, top soil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.
 - b. Retail sale of fruit and vegetables.
 - c. Retail sale of automobiles, house trailers and boats.
 - d. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, children's amusement park, theater, or similar recreation uses.
 - e. Rental services for bicycles, trailers, motor vehicles, or home improvement.
 - f. Transient circuses, carnivals, or exhibitions, providing the proposed use will have adequate water supply, waste disposal and other necessary facilities, including off-street parking, and will not cause undue traffic congestion or create a traffic hazard,

and further providing that such use is located at least four hundred (400) feet from the nearest residential district line.

3. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts. (Ord. No 5-2014 Revised Effective 6/12/2014)
4. Office, showroom and workshop of a plumber, electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing photographic reproduction, laundering, dyeing, cleaning, radio or home appliance repair, and similar establishments that require a retail adjunct of no more objectionable character subject to the following provisions: not more than five (5) persons shall be employed at any time in the manufacturing or processing activities of such establishments.
5. Restaurant, tea room, cafe, or other place serving food or beverage.
6. Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.
7. Service establishments such as:
 - Laundromat
 - Dry cleaning
 - Shoe repair and shoe shine shops
 - Barber shops
 - Beauty shops
8. Church, school, public library.
9. Clinic, mental health clinic, but excluding penal or correctional institutions.

(Ord. No. 11-06, Revised Effective 8/3/06)

10. Community buildings and meeting rooms, nonprofit school, religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.
11. Filling station, off-street parking lot, and general garage.
12. Public and semipublic uses: Municipal use, state or federal uses, public utility building, telephone exchange, electric transmission towers, pumping station, gas regulation station, transformer station with service yard but without storage yard.
13. Mortuary establishment.
14. Bus passenger station.
15. Commercial greenhouse or nursery.
16. Hotel, motel, or tourist home.

(Ord. No. 6-99 Revised Effective 5/13/99)

17. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
18. Family day care home, child care center, and private education institution.
(Ord. No. 16-90 Revised Effective 7/5/90)
19. Adult entertainment establishment, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
(Ord. No. 17-99 Revised Effective 8/26/99)
20. Escort services, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
21. Massage establishments, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
(Ord. No. 17-99 Revised Effective 8/26/99)
22. Veterinary clinic and small animal hospital, provided there be no animal pens or runs outside the building.
(Ord. No. 11-06 Revised Effective 8/03/06)
23. Fitness and Recreational Centers
(Ord. No. 5-2016 Added Effective 6/23/16)
24. **Mixed Use Developments provided the following are met:**
 - a. **Other than residential uses, only those uses already permitted within the B-2 district will be allowed.**
 - b. **Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.**
 - c. **All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.**
 - d. **All applicable building and fire codes must be met.**

14. (Ord. No. 8-2015 Deleted Effective 5/24/15)
15. Hotel, motel, or tourist home.
16. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
17. (Ord. No. 8-2015 Deleted Effective 5/24/15)
18. Family day care home, child care center, and private education institution.
(Ord. No. 16-90 Revised Effective 7/5/90)
19. Fitness and Recreational Centers
(Ord. No. 5-2016 Added Effective 6/23/2016)
20. Public Museum.
(Ord. No 8-2015 Added Effective 5/24/2015)
21. **Mixed Use Developments provided the following are met:**
 - a. **Other than residential uses, only those uses already permitted within the UB-2 district will be allowed.**
 - b. **Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.**
 - c. **All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.**
 - d. **All applicable building and fire codes must be met.**

Amendments: Section 11.02(7)

7. ~~Mixed Use Development.~~

- a. ~~The minimum number of spaces required shall be calculated by adding together the parking requirements for each use on the lot.~~
- b. ~~In order to avoid unreasonable and excessive parking requirements in a mixed use development, the owner may provide a parking study, prepared by a qualified registered professional engineer, addressing the size, functional relationships and peak parking demand (hourly, daily and seasonal) for each land use as well as identifying actual parking demand for similar type mixed use projects already in existence. Upon review and approval by the City Manager or the City Manager's designee, a combined parking space requirement may be established for the mixed use development in lieu of requirements described above in subsection a.~~

(Ord. No. 20-90 Revised Effective 8/30/90)

7. **Mixed-Use Development**

- a. **On-site parking is not required for residential uses. However, parking availability will be considered as part of the site plan review process to be certain the project will not create a significant parking issue in its neighborhood.**
- b. **For nonresidential uses, parking will be required in accordance with this section (11.02).**
- c. **The Planning Commission shall have the authority to reduce parking requirements in accordance with Sections 11.02(k) and (m) during the site plan review process.**
- d. **In order to avoid unreasonable and excessive parking requirements in a mixed use development, the owner may provide a parking study, addressing the size, functional relationships and peak parking demand (hourly, daily and seasonal) for each land use as well as identifying actual parking demand for similar type mixed use projects already in existence. The Community Development Director or Planning Commission may require this study to be prepared by a qualified registered professional engineer. Upon review and approval by the Planning Commission, a parking space requirement may be established for the mixed use development in lieu of requirements described herein.**

TITLE

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.

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, this amendment will update the Zoning Ordinance to allow mixed-use developments as a permitted principal use in O-2, B-2, and UB-2 districts, as well as define what a mixed-use development is and update the parking requirements for mixed-use developments; 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," Article II, titled "Definitions," is hereby amended by adding the following new definition to be inserted alphabetically:

ARTICLE II
DEFINITIONS

MIXED USED DEVELOPMENT: A mixed use development is defined as three-dimensional, pedestrian-oriented places that layer compatible land uses, public amenities, and utilities together at various scales and intensities. This may include a blend of commercial, residential, office, entertainment, and/or cultural uses. Mixed-use development can be vertical or horizontal on single or multiple coordinated structures and/or properties.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VI, titled "Office Districts," Section 6.02, titled "O-2, Office Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by adding a new Subpart 11, which new subpart shall read as follows:

Section 6.02 O-2, Office Districts

(a) Permitted Principal Uses:

11. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the O-2 district will be allowed.
- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote

pedestrian activity and mobility and be similar in mass and scale to other nearby developments.

- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

Section 3. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.03, titled "B-2, General Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by adding a new Subpart 24, which new subpart shall read as follows:

Section 7.03 B-2, General Business Districts

(a) Permitted Principal Uses:

24. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the B-2 district will be allowed.
- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.
- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

Section 4. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by adding a new Subpart 21, which new subpart shall read as follows:

Section 7.04 UB-2, General Business Districts

(a) Permitted Principal Uses:

21. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the UB-2 district will be allowed.

- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.
- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

Section 5. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article XI, titled "Off Street Parking and Loading Requirements," Section 11.02, titled "Required Off-Street Parking," Subsection (f), titled "Number of Parking Spaces Required," is hereby amended by deleting Subpart 7, titled "Mixed-Use Development," and substituting therefor a new Subpart 7, titled "Mixed-Use Development," which new subpart shall read as follows:

Section 11.02 Required Off-Street Parking

(f) Number of Parking Spaces Required

7. Mixed-Use Development

- a. On-site parking is not required for residential uses. However, parking availability will be considered as part of the site plan review process to be certain the project will not create a significant parking issue in its neighborhood.
- b. For nonresidential uses, parking will be required in accordance with this section (11.02).
- c. The Planning Commission shall have the authority to reduce parking requirements in accordance with Sections 11.02(k) and (m) during the site plan review process.
- d. In order to avoid unreasonable and excessive parking requirements in a mixed use development, the owner may provide a parking study, addressing the size, functional relationships and peak parking demand (hourly, daily and seasonal) for each land use as well as identifying actual parking demand for similar type mixed use projects already in existence. The Community Development Director or Planning Commission may require this study to be prepared by a qualified registered professional engineer. Upon review and approval by the Planning Commission, a parking space requirement may be established for the mixed use development in lieu of requirements described herein.

Section 6. 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: _____

**FINAL ADOPTION
OF
ORDINANCES**

COMMUNITY DEVELOPMENT MEMORANDUM
18-54

DATE: November 6, 2018

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director 

FROM: Jennifer L. Williams, Planner

SUBJECT: REZONING HARBOUR POINTE (ANDERSON COUNTY TAX MAP 107B A 001.00-63.00, 101O A 001.00, 107H A 003.00, AND A PORTION OF 101G A 001.01) LOCATED ON EDGEWOOD ROAD WEST OF PARK MEADE DRIVE AND EAST OF CENTENNIAL VILLAGE APARTMENTS, TO R-2/PUD, LOW DENSITY RESIDENTIAL WITH A PLANNED UNIT DEVELOPMENT OVERLAY, AND APPROVAL OF THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN

Introduction

An item for City Council's consideration is an ordinance to rezone Anderson County Tax Map 107B A 001.00-63.00, 101O A 001.00, 107H A 003.00, and a portion of 101G A 001.01, to R-2/PUD, Low Density Residential District with a Planned Unit Development (PUD) overlay, and approval of the associated PUD Preliminary Master Plan. The parcels total approximately 117.04 acres and are located on Edgewood Road west of Park Meade Drive and east of Centennial Village Apartments, said parcels to be known as Harbour Pointe.

Funding

No funding is associated with this item.

Background

The proposed PUD Preliminary Master Plan presented here amends four areas within the existing Centennial Village PUD Master Plan adopted in 2009. The newly proposed PUD makes the following changes:

<u>Project Area/Existing Zoning</u>	<u>2009 PUD</u>	<u>Current Proposal</u>
Harbor Point A (R1B)	40 Single Family	57 Multifamily lots (R2)
Harbor Point B (R3)	62 Multifamily (platted)	67 Multifamily lots (R2)
Harbor Point C/ The Commons (B-2)	425,000 sq. ft. commercial space	173 Single Family lots (R2) 11.77 acres to remain B-2
Harbor Point D/ Centennial Apts (R-4)	330 Multifamily (252 Apts. Built)	13 Single Family lots (R2)
Open Space	27 acres	TBD based on Revised Preliminary Master PUD Plan

Review

The Planning Commission considered this PUD Preliminary Master Plan and rezoning request at a special called meeting on Monday, November 5, 2018. The application submitted a Preliminary Master

Plan document as well as an exhibit slightly altering the request. The applicant requested that a portion of the property directly adjacent to Edgemoor Road remain B-2.

The Planning Commission voted to approve the rezoning and the PUD Preliminary Master Plan and exhibit subject to the following conditions:

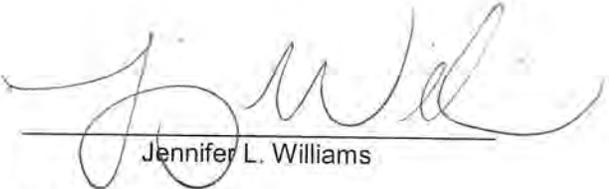
- Provide an updated Preliminary Master Plan incorporating the attached zoning exhibit.
- Show a legend and parcel numbers for lots in Harbour Pointe A and Harbour Pointe B.
- Update the phase list on page one of the attached drawing. It currently lists Phases 1, 3, and 4.
- Label sidewalks and their locations.
- A 20-foot front setback is required for street-facing garages.
- A new/revised Traffic Impact Study will be required prior to the approval of a Final Master Plan for Harbour Pointe C and Harbour Pointe D.
- A buffer between the development and the golf course will be considered as part of the Final Master Plan process.
- Represent all existing electrical easements and facilities on the Preliminary Master Plan.

The applicable conditions should be reflected on the Preliminary Master Plan document currently being presented to Council.

An amendment to the City's Comprehensive Plan will also be required. The Comprehensive Plan amendment was not placed on the November 12, 2018 Council agenda because the state required 30-day public notice requirement could not be met. At this time, the Land Use Plan amendment is scheduled to be on Council's December 10, 2018 agenda. The Planning Commission recommended the Land Use Plan map be changed to "M" Medium Density Residential for the areas being rezoned to R-2.

Recommendation

Approval of the attached ordinance is recommended subject to the conditions imposed by the Planning Commission at their November 5, 2018 meeting.

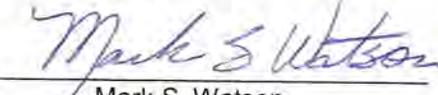


Jennifer L. Williams

Attachments: Current Centennial Village PUD (2009 adopted plan)
Revised Preliminary Master PUD Plan
Proposed Ordinance

City Manager's Comments:

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



Mark S. Watson

11-8-18
Date

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 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 EDMOOR 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.

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:

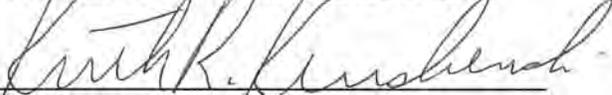
<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
Parcel 001.00 Map 1010, Group A, Harbour Pointe "A" (± 15.5 Acres)	North side of Edgemoor Road west of Park Meade Drive and east of Centennial Village Apts	R-1-B, Single Family Residential	R-2/PUD, Low Density Residential with a Planned Unit Development Overlay
Parcel 001.00-063.00 Map 107B, Group A, Harbour Pointe "B" (± 13.6 Acres)	North side of Edgemoor Road west of Park Meade Drive and east of Centennial Village Apts	R-3, Medium Density Residential	R-2/PUD, Low Density Residential with a Planned Unit Development Overlay
A portion of Parcel 001.01 Map 101G, Group A, Harbour Pointe "C" (± 65.03 Acres)	North side of Edgemoor Road west of Park Meade Drive and east of Centennial Village Apts	B-2, General Business	R-2/PUD, Low Density Residential with a Planned Unit Development Overlay
Parcel 003.00 Map 107H, Group A, Harbour Pointe "D" Centennial Village Apartments Phase II (± 11.14 Acres)	North side of Edgemoor Road west of Park Meade Drive and east of Centennial Village Apts	R-3, Medium Density Residential	R-2/PUD, Low Density Residential with a Planned Unit Development 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. The Planned Unit Development Preliminary Master Plan for the development as shown on the drawing prepared by Lose Design, dated October 22, 2018, is hereby approved subject to the conditions as set forth by the Planning Commission at their November 5, 2018 meeting.

Section 4. 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: 11/12/2018
Publication Date: 11/15/2018
Second Reading: _____
Public Hearing: _____
Publication Date: _____
Effective Date: _____

RESOLUTIONS

COMMUNITY DEVELOPMENT MEMORANDUM
18-62

DATE: November 6, 2018

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director

FROM: Jennifer L. Williams, Planner

SUBJECT: LAND USE PLAN AMENDMENT HARBOUR POINTE (ANDERSON COUNTY TAX MAP 107B A 001.00-63.00, 101O A 001.00, 107H A 003.00, AND A PORTION OF 101G A 001.01) LOCATED ON EDMOOR ROAD WEST OF PARK MEADE DRIVE AND EAST OF CENTENNIAL VILLAGE APARTMENTS, TO M MEDIUM DENSITY RESIDENTIAL

Introduction

An item for City Council's consideration is a resolution to amend the Land Use Plan for Anderson County Tax Map 107B A 001.00-63.00, 101O A 001.00, 107H A 003.00, and a portion of 101G A 001.01 from its current designations to M Medium Density Residential.

Funding

No funding is associated with this item.

Background

This Land Use Plan amendment coincides with a proposed Harbour Pointe PUD on the site. The proposed PUD amends four areas within the existing Centennial Village PUD Master Plan adopted in 2009. The newly proposed PUD makes the following changes:

<u>Project Area/Existing Zoning</u>	<u>2009 PUD</u>	<u>Current Proposal</u>
Harbor Point A (R1B)	40 Single Family	57 Multifamily lots (R2)
Harbor Point B (R3)	62 Multifamily (platted)	67 Multifamily lots (R2)
Harbor Point C/ The Commons (B-2)	425,000 sq. ft. commercial space	173 Single Family lots (R2) 11.77 acres to remain B-2
Harbor Point D/ Centennial Apts (R-4)	330 Multifamily (252 Apts. Built)	13 Single Family lots (R2)
Open Space	27 acres	TBD based on Revised Preliminary Master PUD Plan

Review

The Harbour Pointe PUD area currently contains both residential and commercial land use designations. Because of the changes made by the proposed PUD, including the elimination of most of the commercial areas, staff recommended the entire residential area of the proposed PUD be re-designated as M Medium Density Residential. This designation aligns with the housing density proposed by the developer.

RESOLUTION

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.

WHEREAS, the City of Oak Ridge has heretofore adopted a Comprehensive Plan to serve as a guide to address the community's major concerns, and to promote and achieve quality community growth and development, and adopted a Land Use Plan Map as a part thereof on April 29, 1991; and

WHEREAS, when a parcel is rezoned and the new zoning designation is not in accordance with the Land Use Plan Map, the Land Use Plan Map must be amended to avoid the nonconformity; and

WHEREAS, the proposed Harbour Pointe development (Phases A through D) has been rezoned to R-2/PUD, Low Density Residential with a Planned Unit Development Overlay, with an 11.77 acre portion of Parcel 001.001, Map 101G, Group A, retaining its original zoning designation of B-2, General Business; and

WHEREAS, this change in zoning designation will result in an amendment to the Land Use Plan Map for the entire Harbour Pointe development except for the 11.77 acre portion that is retaining the B-2, General Business, zoning designation; and

WHEREAS, at their November 5, 2018 meeting, the Oak Ridge Municipal Planning Commission recommended an amendment to the Land Use Plan Map for said parcels to M, Medium Density Residential.

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

That the Comprehensive Plan's Land Use Plan Map is hereby amended by changing the designation Parcel 001.00, Map 101O, Group A, Harbour Pointe "A"; Parcels 001.00-063.00, Map 107 B, Group A, Harbour Pointe "B"; a 65.03 acre portion of Parcel 001.01, Map 101G, Group A, Harbour Pointe "C"; and Parcel 003.00, Map 107H, Group A, Harbour Pointe "D"; to M, Medium Density Residential.

BE IT FURTHER RESOLVED that the Comprehensive Plan's Land Use Plan Map for the 11.77 acre portion of Harbour Pointe "C" that is retaining its original zoning designation of B-2, General Business, will remain designated as B, General Business.

BE IT FURTHER RESOLVED that this resolution shall become effective ten (10) days after approval to coincide with the rezoning ordinance associated with the parcels.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

**OAK RIDGE POLICE DEPARTMENT MEMORANDUM
18-151**

DATE: November 5, 2018
TO: Mark S. Watson, City Manager
FROM: Charles R. Smith, Chief of Police
SUBJECT: Police Fleet Purchases

Introduction

An item for City Council's consideration is a resolution authorizing the purchase and equipping of four (4) 2019 Ford Police Interceptor Utility vehicles and two (2) 2019 Ford Explorers for the Police Department in an amount not to exceed \$298,698.22, utilizing the state contract pricing system for the vehicles and required equipment.

Funding

Funding for these purchases is available in the FY2019 Budget in the Equipment Replacement Fund.

Background

The Ford Police Interceptor Utility and the Ford Explorer are purpose-built, fuel-efficient, and versatile vehicles used by law enforcement agencies across the state and country. The Ford Police Interceptor Utility vehicle offers all-wheel drive capabilities, while the Ford Explorer offers four-wheel drive capabilities during inclement winter weather. If approved for purchase, the Patrol Division will use Ford Police Interceptor Utility vehicles and the Criminal Investigations Division will use the Ford Explorers.

The state contract price for one (1) 2019 Ford Police Interceptor Utility vehicle is \$29,119.00. The cost of equipping the Ford Police Interceptor Utility vehicle with required emergency equipment, in-car video camera, and computer equipment is \$26,927.24. The total cost to purchase and equip four (4) 2019 Ford Police Interceptor Utility vehicles is \$224,184.96.

The state contract price for one (1) 2019 Ford Explorer is \$27,291.00. The cost of equipping the Ford Explorer with required emergency equipment is \$9,965.63. The total cost to purchase and equip two (2) 2019 Ford Explorers is \$74,513.26.

If approved for purchase, the Police Department will replace five high mileage vehicles with high recurring maintenance costs – a 2003 Ford Crown Victoria (Vehicle # 104) with 101,150 miles; a 2005 Crown Victoria (Vehicle # 108) with 108,629 miles; a 2008 Dodge Charger (Vehicle # 172) with 140,620 miles; a 2006 Ford Explorer (Vehicle # 174) with 111,436 miles; and a 2005 Ford Crown Victoria (Vehicle # 189) with 182,942 miles.

Recommendation

Approval of the attached resolution is recommended.



Charles R. Smith, Chief of Police

Attachment(s): Quotes
Resolution

City Manager's Comments:

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

Mark S. Watson 12-6-18
Mark S. Watson Date

Ford of Murfreesboro

John Hamby
 1550 NW Broad St.
 Murfreesboro, TN 37129

SALES QUOTATION

STATE CONTRACT- 000056446

TO:

OAKRIDGE

2019 FORD POLICE INTERCEPTOR UTILITY AWD
 AGATE BLACK

F.O.B.
 TERMS
 DELIVERY
 NUMBER

Thank you for your inquiry dated: *October 24, 2018*
 We are pleased to quote you the following:

ITEM	QUANTITY	DESCRIPTION	UNIT PRICE	DELIVERY DATE
1	1	2019 FORD POLICE INTERCEPTOR UTILITY AWD	\$29,099.00	
2		3.7 LITER V-6 GAS W/ 6 SPEED TRANSMISSION		
3		EXTERIOR - AGATE BLACK		
4		INTERIOR - CHARCOAL BLACK		
5		OPTIONS LISTED ON WINDOW STICKER		
6			\$20.00	
7			\$29,119.00	
8				
9				
10				
11		TOTAL X 4	\$116,476.00	
12				

We will be happy to supply any further information you may need and trust that you call on us to fill your order, which will receive our prompt and careful attention.

John Hamby
 PER

October 24, 2018
 DATE

Quote

TRUCKERS LIGHTHOUSE, INC
 201 CRUTCHFIELD AVE
 NASHVILLE, TN 37210
 6152555868

Order Number: 0051339
 Order Date: 10/8/2018

Salesperson: 0002
 Customer Number: OAKPOL

Sold To:
 OAK RIDGE POLICE DEPT
 200 S TULANE AVE
 Oak Ridge, TN 37830-6747
Confirm To:
 CHIEF DAVID BEANS

Ship To:
 OAK RIDGE POLICE DEPT
 200 S TULANE AVE
 Oak Ridge, TN 37830-6747

Customer P.O.	Ship VIA	F.O.B.	Terms			
2019 MARKED PATROL	INSTALL QUOTE	MATT	NET 30			
UNITS						
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
POL51-902	EACH	4	0	0	50.00	200.00
MASTER CUTOFF SWITCH						
/SN	EACH	4	0	0	399.00	1,596.00
GO5342-4L61 BUMPER W/4 IONS						
GO5342W	EACH	4	0	0	207.00	828.00
PUSH BUMPER WRAPS						
WHEXI2E	EACH	16	0	0	124.12	1,985.92
SMOKED DUO IONS FRONT BUMPER						
WHEI2E	EACH	8	0	0	117.74	941.92
ION DUO, BLUE/WHITE HEADLIGHTS						
WHEI2E	EACH	16	0	0	117.74	1,883.84
ION DUO B/W REAR SIDE WINDOWS						
2 DUO IONS PER EACH REAR SIDE WINDOW						
SOUETHFSS-SP	EACH	4	0	0	56.10	224.40
FLASHER Pattern Fast						
WHEVTX609C	EACH	8	0	0	78.30	626.40
CLEAR VERTEX TAILLIGHTS						
WHEVTX609B	EACH	8	0	0	78.30	626.40
BLUE VERTEX TAILLIGHTS						
pp2pp						
/SN	EACH	4	0	0	234.74	938.96
SEGK10271UXLSVSCA SINGLE RACK						
GUNLOCK IS CUFF STYLE						
WHESA315P	EACH	8	0	0	190.24	1,521.92
SA315P SPEAKER-BLACK PLASTIC						
PP2PP						
WHESAK1	EACH	8	0	0	23.78	190.24
SA315 MOUNT KIT-UNIVERSAL						

Continued

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Customer P.O.	Ship VIA	F.O.B.	Terms				
2019 MARKED PATROL	INSTALL QUOTE	MATT	NET 30				
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount	
WHECCSRN4DA	EACH	4	0	0	173.42	693.68	
DUAL TONE WECAN EXTERNAL AMP							Whse: 000
WHEHOWLER	EACH	4	0	0	437.90	1,751.60	
HOWLER LOW FREQUENCY TONE SIRE							Whse: 000
HOWLER COMES WITH HWLRB13 BRACKET							
WHETCRHD5 W/TCRB34	EACH	8	0	0	697.74	5,581.92	
BUCK WHITE TRACER FOR SUV							Whse: 000
HVC-VS-0812-INUT-KIT	EACH	4	0	0	315.00	1,260.00	
VS-0812-INUT-1 CONSOLE KIT							Whse: 000
HVC-VS-0812-INUT-1	EACH	4	0	0			COMPONENT
20" Vehicle specific Angled co							Whse: 000
HVC-EB25-XTL-1P	EACH	4	0	0			COMPONENT
2.5" MOTOROLA XTL2500-05 EQUIP							Whse: 000
HVC-EB25-VX2-1P	EACH	0	0	0			COMPONENT
2.5" VERTEX 4600 HAVIS EQ. BKT							Whse: 000
HVC-EB30-MGC-1P	EACH	0	0	0			COMPONENT
3" WHE 295SL100 ONE PIECE BRAC							Whse: 000
HVC-EB25-MXP-1P	EACH	0	0	0			COMPONENT
2.5" MOTOROLA XPR 4550 EQUIPME							Whse: 000
HVC-EB25-118	PAIR	0	0	0			COMPONENT
2.5" TLM4020 EQUIPMENT BRACKET							Whse: 000
HVC-FP05	EACH	0	0	0			COMPONENT
FILLER PLATE .5"							Whse: 000
HVC-FP4	EACH	8	0	0			COMPONENT
FILLER PLATE 4"							Whse: 000
HVC-EB40-CCS-1P	EACH	4	0	0			COMPONENT
4" WHELEN CENCOM EQUIP. BRACKE							Whse: 000
HVC-FP1	EACH	0	0	0			COMPONENT
FILLER PLATE 1"							Whse: 000

Continued

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Customer P.O.	Ship VIA	F.O.B.	Terms			
2019 MARKED PATROL	INSTALL QUOTE	MATT	NET 30			
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
HVC-FP15	EACH	4	0	0	COMPONENT	
FILLER PLATE 1.5"				Whse: 000		
HVC-FP2	EACH	4	0	0	COMPONENT	
FILLER PLATE 2"				Whse: 000		
HVC-FP25	EACH	0	0	0	COMPONENT	
FILLER PLATE 2.5"				Whse: 000		
HVC-FP3	EACH	0	0	0	COMPONENT	
FILLER PLATE 3"				Whse: 000		
HVC-FP35	EACH	0	0	0	COMPONENT	
FILLER PLATE 3.5"				Whse: 000		
HVC-FP5	EACH	0	0	0	COMPONENT	
FILLER PLATE 5"				Whse: 000		
HVC-EB40-WS2-1P	EACH	0	0	0	COMPONENT	
4' WHELEN 295HFSA6, HFS5,HFS6				Whse: 000		
HVC-EB25-MMT-1P	EACH	0	0	0	COMPONENT	
2.5" EQUIP. BRACKET FOR VARIOU				Whse: 000		
HVC-EB30-TK7-1P	EACH	0	0	0	COMPONENT	
3" TK890 KENWOOD FACEPLATE				Whse: 000		
HVC-EB30-L33-1P	EACH	0	0	0	COMPONENT	
L3 MOBILE VISON FLASHBACK 3				Whse: 000		
HVC-HDM-134	EACH	4	0	0	62.11	248.44
ADAPTER PLATE FOR COMP. MT. in knoxville				Whse: 000		
HVC-MD-112	EACH	4	0	0	230.50	922.00
SLIDE OUT MOTION DEVICE in knoxville				Whse: 000		
/SN	EACH	4	0	0	910.50	3,642.00
HV_DS-PAN-422-2 CF54 DOCK in knoxville						

Continued

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Customer P.O.	Ship VIA	F.O.B.	Terms			
2019 MARKED PATROL UNITS	INSTALL QUOTE	MATT	NET 30			
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
HVC-ARM-103	EACH	4	0	0	88.50	354.00
HINGED ARMREST FOR CONSOLE						
			Whse: 000			
INVMAGMIC	EACH	8	0	0	34.95	279.60
MAGNETIC MIC BRACKET						
			Whse: 000			
/SN	EACH	4	0	0	3,325.00	13,300.00
CARBIDE LEGACY PACKAGE						
ABOVE PACKAGE INCLUDE DUO LEGACY LIGHTBAR, CCSRNT5, DELWCCP with Choice of Vehicle Specific Instal						
WHECANEM16	EACH	8	0	0	145.00	1,160.00
CARBIDE EXPANSION MODULE						
			Whse: 000			
HVC-LP-3	EACH	4	0	0	32.60	130.40
2" 3 HOLE OUTLET PLATE						
			Whse: 000			
in knoxville						
HVC-CUP2-I	EACH	4	0	0	44.10	176.40
INTERNAL DUAL CUP HOLDER						
			Whse: 000			
/SN	EACH	4	0	0	776.00	3,104.00
PG PRPSP4714UINT1 S SAV SCREEN						
in knoxville						
/SN	EACH	4	0	0	1,446.00	5,784.00
PG S4705UINT13OSB SEAT/SCREEN						
in knoxville SEAT HAS OUTBOARD SEATBELTS						
/SN	EACH	4	0	0	218.00	872.00
PG WB47NPUINT13 WIND. BARS						
in knoxville						
/SN	EACH	4	0	0	146.30	585.20
HV DS-DA-602 HUB PASS. SIDE						
in knoxville						
/SN	EACH	4	0	0	34.75	139.00
HV C-OHB-105 CAMERA BRACKET						
in knoxville						

Continued

Quote

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Customer P.O.	Ship VIA	F.O.B.	Terms				
2019 MARKED PATROL	INSTALL QUOTE	MATT	NET 30				
UNITS							
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount	
/SN	EACH	4	0	0	429.00	1,716.00	
PANORAMA ANTENNA							
ANTENNA WILL FUNCTION RADIO, CELL, WIFI, GPS. BUNDLE INC THESE PARTS:							
/SN	EACH	4	0	0	367.50	1,470.00	
GPSPD-7-27-24-58, ASFC-155-U2-							
HV C-TTP-INUT-2 EQUIP. TRAY							
in knoxville							
/SN	EACH	4	0	0	43.50	174.00	
WHE3SR0CDRR D. LIGHT RED PRISO							
WHE60CREGCS	EACH	4	0	0	118.32	473.28	
RED /WHITE DOME LIGHT CARGO							
Whse: 000							
/SN	EACH	8	0	0	84.10	672.80	
WHE TLIBX LIFGATE LED SMOKED							
WHEIONBKT4	EACH	4	0	0	14.79	59.16	
REAR SPOILER BRACKET FOR 2 ION							
Whse: 000							
/SN	EACH	8	0	0	124.12	992.96	
WHE XI2J DUO SMOKED RED/BLUE L							
ABOVE DUO LED IS TO BE ATTACHED TO SPOILER OR CLOSE TO AND ISDUO RED/BLUE							
/SN	EACH	8	0	0	96.86	774.88	
WHE TL12MX BLUE/AMBER LICENSE							
WHEM4BC	EACH	8	0	0	109.04	872.32	
M4 SERIES BLUE W/ CLEAR LENS							
Whse: 000							
MEIBRRSR	EACH	4	0	0	10.00	40.00	
ROUND ROCKER- RED LED- 20 AMP							
Whse: 000							
AB14.0553	EACH	4	0	0	25.32	101.28	
12V OUTLET BACK OF CONSOLE							
Whse: 000							
CUSTOMER SUPPLYING CAMERA AND RADAR							
/MON3	EACH	4	0	0	100.00	400.00	
FUSE/WIRING/ETC							

Continued

Quote

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Customer P.O.	Ship VIA	F.O.B.	Terms				
2019 MARKED PATROL	INSTALL QUOTE	MATT	NET 30				
UNITS							
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount	
WG5032	EACH	4	0	0	59.00	236.00	
FUSE BLOCK W/COVER, 12 CIRCUIT			Whse: 000				
/LABKNX	HR	196	0	0	80.00	15,680.00	
Installation Labor Knoxville							

Net Order: 75,210.92
 Less Discount: 0.00
 Freight: 1,100.00
 Sales Tax: 0.00
Order Total: 76,310.92



INSIGHT PUBLIC SECTOR SLED
 6820 S HARL AVE
 TEMPE AZ 85283-4318
 Tel: 800-467-4448

SOLD-TO PARTY 10386639

CITY OF OAK RIDGE
 PO BOX 1
 OAK RIDGE TN 37831-0001

SHIP-TO PARTY

CITY OF OAK RIDGE
 100 WOODBURY LN
 OAK RIDGE TN 37830-7355

We deliver according to the following terms:

Payment Terms : Net 30 days
Ship Via : Insight Assigned Carrier/Ground
Terms of Delivery : FOB DESTINATION
Currency : USD

Quotation	
Quotation Number	: 220536176
Document Date	: 08-OCT-2018
PO Number	:
PO Release	:
Sales Rep	: Ashley McDonald
Email	: ASHLEY.MCDONALD@INSIGHT.COM
Telephone	: 8004674448
Sales Rep 2	: Branden Maiorano
Email	: BRANDEN.MAIORANO@INSIGHT.COM
Telephone	: 7372473702

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with U.S. Communities.
 Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process takes less than five minutes.

Material	Material Description	Quantity	Unit Price	Extended Price
<u>ARB-KIT-HD</u>	ARBITRATOR MK3 HD CAMERA 256 GB SSD WIRELESS 1 INTEGRATED OPTION U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400006644)	1	4,176.36	4,176.36
<u>ARB-M90</u>	900 MHZ WIRELESS MICROPHONE FULL KIT U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400006644)	1	527.17	527.17
<u>ARB-SOFICVOPBUN1</u>	IN-CAR VIDEO UEMS1 ON PREM STORAGE BUNDLE PER DEVICE YEAR 1 (INCLUDES DEVICE L U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400006644)	1	76.83	76.83
<u>ARB-WV-VC31-C</u>	BACK SEAT CAMERA INCLUDES PERPCABLE U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400006644)	1	349.28	349.28

Product Subtotal	5,052.81
Services Subtotal	76.83
TAX	0.00
Total	5,129.64

Thank you for considering Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Ashley McDonald
 8004674448
 ASHLEY.MCDONALD@INSIGHT.COM
 Fax 4807608991

Branden Maiorano
7372473702
BRANDEN.MAIORANO@INSIGHT.COM

U.S. Communities IT Products, Services and Solutions Contract No. 4400006644

Insight Public Sector (IPS) is proud to be a contract holder for the U.S. Communities Technology Products, Services, Solutions & Related Products and Services Contract.

This competitively solicited contract is available to participating agencies of the U.S. Communities Government Purchasing Alliance. U.S. Communities assists local and state government agencies, school districts (K-12), higher education, and nonprofits in reducing the cost of purchased goods by pooling the purchasing power of public agencies nationwide. This is an optional use program with no minimum volume requirements and no cost to agencies to participate.

Regarding tariff impacts on IPS contract quotes, Insight is communicating with the contracting officials on the contracts held by Insight to minimize the impact of tariffs to our clients.

Thanks for choosing Insight!

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

The U.S. government has imposed tariffs on technology-related goods. Many of Insight's OEM and distribution partners have notified Insight that these tariffs will result in frequent and significant price increases. Some of our major partners have already provided Insight with cost increases, in some instances multiple times per day, while other providers are still assessing their situations. Due to the situation it is possible this quote may be subject to cost changes for Insight which will necessitate changes to the quoted pricing, or withdrawal of the quote.

This purchase is subject to Insight's online Terms of Sale unless you have a separate purchase agreement signed by both your company and Insight, in which case, that separate agreement will govern. Insight's online Terms of Sale can be found at: http://www.insight.com/en_US/help/terms-of-sale-products-ips.html

QUOTE CONFIRMATION



DEAR ADAM FISCOR,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
KFGN508	10/25/2018	OFFICE STANDARD QTY 4	1837575	\$1,118.12

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
MS GSA OFFICESTD 2019 Mfg. Part#: 021-10626 Electronic distribution - NO MEDIA Contract: MARKET	4	5300412	\$279.53	\$1,118.12

PURCHASER BILLING INFO		SUBTOTAL	\$1,118.12
Billing Address: CITY OF OAK RIDGE PO BOX 1 IS DEPT RM 103 OAK RIDGE, TN 37831 Phone: (865) 425-3595 Payment Terms: Net 30 Days-Govt State/Local		SHIPPING	\$0.00
		SALES TAX	\$0.00
		GRAND TOTAL	\$1,118.12
		DELIVER TO Shipping Address: CITY OF OAK RIDGE ADAM FISCOR 200 S TULANE AVE OAK RIDGE, TN 37830-6746 Shipping Method: ELECTRONIC DISTRIBUTION	

Need Assistance? CDW•G SALES CONTACT INFORMATION



Brian Krull

(866) 537-4660

briakru@cdwg.com

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 For more information, contact a CDW account manager

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INSIGHT PUBLIC SECTOR SLED
 6820 S HARL AVE
 TEMPE AZ 85283-4318
 Tel: 800-467-4448

SOLD-TO PARTY 10386639

CITY OF OAK RIDGE
 PO BOX 1
 OAK RIDGE TN 37831-0001

SHIP-TO PARTY

CITY OF OAK RIDGE
 100 WOODBURY LN
 OAK RIDGE TN 37830-7355

We deliver according to the following terms:

Payment Terms : Net 30 days
Ship Via : Insight Assigned Carrier/Ground
Terms of Delivery : FOB DESTINATION
Currency : USD

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with U.S. Communities.
 Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process takes less than five minutes.

Quotation	
Quotation Number	: 220598280
Document Date	: 26-OCT-2018
PO Number	:
PO Release	:
Sales Rep	: Ashley McDonald
Email	: ASHLEY.MCDONALD@INSIGHT.COM
Telephone	: 8004674448
Sales Rep 2	: Branden Maiorano
Email	: BRANDEN.MAIORANO@INSIGHT.COM
Telephone	: 7372473702

Material	Material Description	Quantity	Unit Price	Extended Price
CF-54J2-07VM	Panasonic Toughbook 54 Elite FP Public Sector Service Package - 14" - Core i5 7300U - 8 GB RAM - 256 GB SSD U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400006644)	4	2,090.34	8,361.36
			Product Subtotal	8,361.36
			TAX	0.00
			Total	8,361.36

Thank you for considering Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Ashley McDonald
 8004674448
 ASHLEY.MCDONALD@INSIGHT.COM
 Fax 4807608991

Branden Maiorano
 7372473702
 BRANDEN.MAIORANO@INSIGHT.COM

U.S. Communities IT Products, Services and Solutions Contract No. 4400006644

Insight Public Sector (IPS) is proud to be a contract holder for the U.S. Communities Technology Products, Services, Solutions & Related Products and Services Contract.

This competitively solicited contract is available to participating agencies of the U.S. Communities Government Purchasing Alliance. U.S. Communities assists local and state government agencies, school districts (K-12), higher education, and nonprofits in reducing the cost of purchased goods by pooling the purchasing power of public agencies nationwide. This is an optional use program with no minimum volume requirements and no cost to agencies to participate.

Regarding tariff impacts on IPS contract quotes, Insight is communicating with the contracting officials on the contracts held by Insight to minimize the impact of tariffs to our clients.

Thanks for choosing Insight!

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

The U.S. government has imposed tariffs on technology-related goods. Many of Insight's OEM and distribution partners have notified Insight that these tariffs will result in frequent and significant price increases. Some of our major partners have already provided Insight with cost increases, in some instances multiple times per day, while other providers are still assessing their situations. Due to the situation it is possible this quote may be subject to cost changes for Insight which will necessitate changes to the quoted pricing, or withdrawal of the quote.

This purchase is subject to Insight's online Terms of Sale unless you have a separate purchase agreement signed by both your company and Insight, in which case, that separate agreement will govern. Insight's online Terms of Sale can be found at: http://www.insight.com/en_US/help/terms-of-sale-products-ips.html

Ford of Murfreesboro

John Hamby
 1550 NW Broad St.
 Murfreesboro, TN 37129

SALES QUOTATION

STATE CONTRACT- 000056446

TO:

OAKRIDGE TN

2019 FORD EXPLORER BASE 4X4
 INGOT SILVER AND AGATE BLACK

F.O.B.
 TERMS
 DELIVERY
 NUMBER

Thank you for your inquiry dated: *November 5, 2018*
 We are pleased to quote you the following:

ITEM	QUANTITY		UNIT PRICE	DELIVERY DATE
1	1	2019 FORD EXPLORER BASE 4X4 3.5 LITER V6 , 6 SPEED TRANSMISSION EXTERIOR – AGATE BLACK & INGOT SILVER INTERIOR – MEDIUM STONE OPTIONS LISTED ON WINDOW	\$27,291.00	TBD
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
		OPTIONS		
		TOTAL X 2	\$54,582.00	

We will be happy to supply any further information you may need and trust that you call on us to fill your order, which will receive our prompt and careful attention.

John Hamby

PER

November 5, 2018

DATE

Quote

TRUCKERS LIGHTHOUSE, INC
 201 CRUTCHFIELD AVE
 NASHVILLE, TN 37210
 6152555868

Order Number: 0051344
 Order Date: 10/8/2018

Salesperson: 0002
 Customer Number: OAKPOL

Sold To:
 OAK RIDGE POLICE DEPT
 200 S TULANE AVE
 Oak Ridge, TN 37830-6747
Confirm To:
 MATT JOHNSTON

Ship To:
 OAK RIDGE POLICE DEPT
 200 S TULANE AVE
 Oak Ridge, TN 37830-6747

Customer P.O.	Ship VIA	F.O.B.	Terms
2019 UNMARKED UNITS	INSTALL QUOTE	ANDY	NET 30

Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
/SN	EACH	2	0	0	1,025.44	2,050.88
WHE IW34UFX DUO BLUE WHITE						
/SN	EACH	2	0	0	933.80	1,867.60
WHE IWDTRAY8 REAR BLUE/AMBER						
WHETCRHD5 W/TCRB34	EACH	4	0	0	697.74	2,790.96
BLUE WHITE						
DUO BLUE/WHITE TRACER FOR SUV						
WHEWIONB	EACH	4	0	0	87.00	348.00
BLUE IONS REAR SIDE WINDOWS						
WHEI2E	EACH	4	0	0	117.74	470.96
DUO B/W IONS HEADLIGHTS						
WHED6BBBBBB	EACH	2	0	0	306.82	613.64
BLUE 6 HD DOMINATOR GRILL						
WHEVTX609B	EACH	4	0	0	78.30	313.20
BLUE VERTEXES TAILLIGHTS						
WHEVTX609C	EACH	4	0	0	78.30	313.20
CLEAR VERTEXES TAILLIGHTS						
WHECCSRNT5	EACH	2	0	0	1,128.10	2,256.20
CENCOM CARBIDE WITH CANPORT						
Whse: 000						
ABOVE CARBIDE NEEDS CANPORT AND HAND HLD CONTROLLER						
/SN	EACH	2	0	0	429.00	858.00
PAN UNMARKED ANTENNA						
HVC-TTP-INUT-2	EACH	2	0	0	367.50	735.00
EQUIPMENT TRAY FOR 2013-18 UTI						
Whse: 000						
WHECCSRN4DA	EACH	2	0	0	173.42	346.84
DUAL TONE WECAN EXTERNAL AMP						
Whse: 000						
WHEHOWLER	EACH	2	0	0	437.90	875.80
HOWLER LOW FREQUENCY TONE SIRE						
Whse: 000						
WHESA315P	EACH	4	0	0	190.24	760.96
SA315P SPEAKER-BLACK PLASTIC						
Whse: 000						

Continued

Quote

TRUCKERS LIGHTHOUSE, INC
 201 CRUTCHFIELD AVE
 NASHVILLE, TN 37210
 6152555868

Order Number: 0051344
 Order Date: 10/8/2018

Salesperson: 0002
 Customer Number: OAKPOL

Sold To:
 OAK RIDGE POLICE DEPT
 200 S TULANE AVE
 Oak Ridge, TN 37830-6747
Confirm To:
 MATT JOHNSTON

Ship To:
 OAK RIDGE POLICE DEPT
 200 S TULANE AVE
 Oak Ridge, TN 37830-6747

Customer P.O.	Ship VIA	F.O.B.	Terms				
2019 UNMARKED UNITS	INSTALL QUOTE	ANDY	NET 30				
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount	
WHESAK51	EACH	2	0	0	23.78	47.56	
FORD DRIVER SIDE SUV INTERCEPT			Whse: 000				
WHESAK52	EACH	2	0	0	23.78	47.56	
FORD PASSENGER SIDE SUV INTERC			Whse: 000				
INVMAGMIC	EACH	2	0	0	34.95	69.90	
MAGNETIC MIC BRACKET			Whse: 000				
/MON3	EACH	2	0	0	100.00	200.00	
FUSE/WIRING/ETC							
/LABKNX	HR	58	0	0	80.00	4,640.00	
Installation Labor Knoxville							

Net Order: 19,606.26
 Less Discount: 0.00
 Freight: 325.00
 Sales Tax: 0.00
Order Total: 19,931.26

RESOLUTION

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.

WHEREAS, the Police Department has five (5) high mileage vehicles with high recurring maintenance costs that are scheduled for replacement and the Police Department desires to add one (1) additional vehicle to the fleet; and

WHEREAS, the Police Department desires to continue to purchase Ford vehicles as it has in the past few years as the vehicles have proven to be purpose-built, fuel efficient, and versatile for law enforcement use; and

WHEREAS, the Police Department desires to purchase four (4) Ford Police Interceptor Utility vehicles for the patrol division and two (2) Ford Explorers for the criminal investigations division; and

WHEREAS, the state contract price for the 2019 Ford Police Interceptor Utility vehicle is \$29,119.00 each, with an additional cost of \$26,927.24 for equipping each vehicle with required emergency equipment, in-car video cameras, and computers, for a total cost of \$224,184.96 for all four vehicles with equipment; and

WHEREAS, the state contract price for the 2019 Ford Explorer is \$27,291.00 each, with an additional cost of \$9,965.63 for emergency equipment, for a total cost of \$74,513.26 for both vehicles with equipment; and

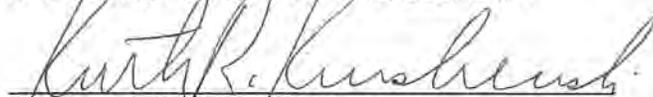
WHEREAS, the City Manager requests approval to spend up to \$298,698.22 from the Equipment Replacement Fund for the purchase and equipping of all six (6) vehicles using state contract pricing.

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 up to \$298,698.22 from the Equipment Replacement Fund for the purchase and equipping of four (4) patrol vehicles (2019 Ford Police Interceptor Utility All-Wheel Drive vehicles) and two (2) criminal investigations division vehicles (2019 Ford Explorer with four-wheel drive) using state contract pricing.

This the 10th day of December 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
18-86

DATE: November 20, 2018
TO: Mark S. Watson, City Manager
THROUGH: Shira A. McWaters, P.E., Public Works Director **SAM**
FROM: Patrick Berge, P.E., Utility Manager
SUBJECT: **A RESOLUTION AUTHORIZING THE EXPENDITURE OF UP TO \$117,579.24 FOR THE PURCHASE OF ROTORK VALVE ACTUATORS FOR THE WASTEWATER TREATMENT PLANT**

Introduction

An item for City Council's consideration is a resolution authorizing the City to purchase twenty four (24) valve actuators for the Turtle Park Wastewater Treatment Plant from Rotork Controls, Inc. for a total not to exceed of \$117,579.24.

Funding

Funding is available from the waterworks fund.

Background

Valve actuators control the valves at the Turtle Park Wastewater Plant. They are used by staff to control flows through the plant and are critical to the plant meeting regulatory permit limits. The current valve actuators at the wastewater plant include devices from four generations of equipment, installed over the past 20 years, which cause communications problems and can interfere with plant performance. The staff has devised a system which maintains plant operations but this limits plant flexibility. The majority of the actuators scheduled to be replaced are outdated and can no longer be maintained easily which has led to the loss of automated control of several valves throughout the plant.

Analysis

Purchasing these valve actuators would standardize the equipment throughout the facility to the current generation. This would solve communications issues and replace failed equipment. This would increase plant control and allow greater flexibility during high flow events and plant maintenance. Additionally, purchasing all necessary valve actuators at one time from the manufacturer saves the City approximately 20% over purchasing the units individually.

Recommendation

Staff recommends the purchase of these valve actuators. Sealed bids were requested with the bid placed on the City website and Vendor Registry with bid opening on October 18, 2018. Only one bid was received from Rotork Controls, Inc., Rochester, New York. Rotork Controls, Inc. is the manufacturer of the valve actuators and provides this bid.

Attachment(s)
City of Oak Ridge Abstract of Bids for RFQ #160061



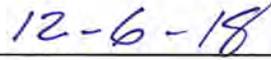
Patrick S. Berge, P.E.

City Manager's Comments:

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



Mark S. Watson



Date

CITY OF OAK RIDGE, TENNESSEE
Abstract of Bids

RFQ #160061

OPENING DATE: October 18, 2018 2:15 P.M.

FOR --- Valve Actuators			BIDDER: Rotork Controls, Inc. 675 Mile Crossing Blvd. Rochester, NY 14624		BIDDER:		BIDDER:		BIDDER:		
DESCRIPTION	ITEM	QTY	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
VALVE ACTUATORS FOR THE WASTE WATER TREATMENT PLANT PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE PUBLIC WORKS DEPARTMENT	1	1		\$ 117,579.24							
TOTAL PRICE				\$ 117,579.24		\$ -		\$ -		\$ -	
TERMS											
DELIVERY DATE											
F.O.B.											
VIA											
OTHER BIDDERS CONTACTED: Advertised on the City website and Vendor Registry for 11 days							BIDS OPENED AND RECORDED BY--- <i>Lyn Majeski</i> Lyn Majeski Purchasing Manager				
REASON FOR AWARD:			RECOMMEND AWARD BE MADE TO:				BIDS REVIEWED BY--- <i>M. Williford</i> Michael Williford Accounting Manager				
ONLY BID MEETING BID SPECIFICATIONS <input checked="" type="checkbox"/> LOW PRICE <input type="checkbox"/> BETTER OR REQUIRED DESIGN <input type="checkbox"/> EARLY DELIVERY <input type="checkbox"/> LOWEST TOTAL COST <input type="checkbox"/>			Rotork Controls, Inc. 675 Mile Crossing Blvd. Rochester, NY 14624								

RESOLUTION

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.

WHEREAS, the Public Works Department is in need of new replacement valve actuators for the Turtle Park Wastewater Treatment Plant; and

WHEREAS, valve actuators are critical to the plant meeting regulatory permit requirements, and a majority of the actuators scheduled to be replaced are outdated and can no longer be easily maintained which leads to loss of automated control of valves throughout the plant; and

WHEREAS, purchasing all necessary valve actuators at one time from the manufacture will result in a twenty percent (20%) cost savings over purchasing the units individually; and

WHEREAS, funds are available in the Waterworks Fund for this purchase; and

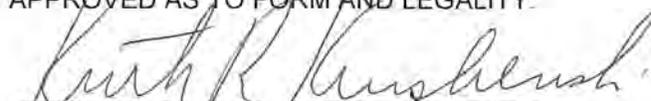
WHEREAS, bids were submitted and publicly opened on October 18, 2018, with Rotork Controls, Inc., Rochester, New York, submitting the sole bid, which bid the City Manager recommends be accepted.

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 Rotork Controls, Inc., 675 Mile Crossing Blvd, Rochester, New York 14624, for the furnishing of twenty-four (24) valve actuators for the Turtle Park Wastewater Treatment Plant; said award in strict accordance with Requisition No. 160061 the required specifications, and the bid as publicly opened on October 18, 2018, and in an amount not to exceed \$117,579.24.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

**RECREATION & PARKS DEPARTMENT MEMORANDUM
18-15**

DATE: November 29, 2018
TO: Mark S. Watson, City Manager
FROM: Jonathan W. Hetrick, Recreation & Parks Director
SUBJECT: A RESOLUTION AUTHORIZING THE PURCHASE OF TURF MAINTENANCE EQUIPMENT FOR THE RECREATION & PARKS DEPARTMENT IN THE TOTAL AMOUNT OF \$32,834.88

Introduction

An item for the December 10th City Council agenda is a resolution approving the purchase of a Toro Groundsmaster 360 Quad-steer 4WD trim & surrounds mower for the Recreation & Parks Department using State Contract pricing in the total amount of \$32,834.88.

Funding

Funding is through the Equipment Replacement Fund.

Consideration

Successful golf course management requires the turf to be maintained to an exceptionally high standard. The quality of turf very directly affects the quality of play and the public perception of the course. These factors in turn directly influence the ability of the course to generate operating revenue. Maintaining turf to this high standard requires professional-grade equipment engineered specifically for the needs of the golf course.

The Toro Groundsmaster 360 is a heavy-duty professional mower equipped with four-wheel steering and four wheel drive, enabling it to precisely manage the undulating turf of the course without damaging it. The Groundsmaster that will be replaced with this purchase, equipment #24116, is 10 years old and has 3,401 operating hours. The golf course fleet mechanic has reviewed maintenance and repair records and evaluated the machine to determine that it has exceeded its useful life. It will go to surplus after replacement.

Recommendation

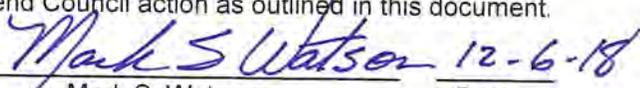
Approval of the attached resolution is recommended.


Jonathan W. Hetrick

Attachments:
Quote
Resolution

City Manager's Comments:

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


Mark S. Watson 12-6-18
Date

RESOLUTION

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.

WHEREAS, the Recreation and Parks Department is in need of turf maintenance equipment at Tennessee Centennial Golf Course to replace current equipment that has exceeded its useful life; and

WHEREAS, state contract pricing is available from Smith Turf & Irrigation, Nashville, Tennessee, for a Toro Groundsmaster 360 in the amount of \$32,834.88, which is professional-grade equipment engineered specifically for the needs of a golf course; and

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

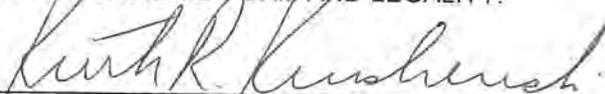
WHEREAS, the City Manager requests approval to spend \$32,843.88 from the Equipment Replacement Fund for this purchase.

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 \$32,843.88 from the Equipment Replacement Fund for turf maintenance equipment for the Recreation and Parks Department using state contract pricing.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
18-37

DATE: December 4, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: CELEBRATE OAK RIDGE 2019 SECRET CITY FESTIVAL

Introduction:

An item for City Council consideration is a resolution authorizing an agreement with Secret City Festival of Oak Ridge, Tennessee, d/b/a 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.

Funding:

The proposed award will allow the City to contract for festival services with Celebrate Oak Ridge for entertainment, production support, activities and programs related to the upcoming 2019 Secret City Festival. The City of Oak Ridge has budgeted \$65,000 in the FY 2019 budget for these services; however, \$15,000.00 will be reserved to pay for internal charges for City electrical and public safety services for the festival.

Background:

Celebrate Oak Ridge succeeded in conducting a successful festival in summer, 2018. With the 75th Anniversary year of the City, numerous sponsors and events were held that were highly recognized. New logistical arrangements and opportunities to participate were given high consideration. Under this agreement, Celebrate Oak Ridge will be able to expedite the process of contracting, negotiating, providing down payments for necessary festival concerts and services.

As in the past, the City has provided the base funding for the festival. It is anticipated that the Celebrate Oak Ridge program will expand its entertainment functions outside of the Secret City Festival window and conduct events year round. As it enters its second year, the program is expected to retain and obtain additional sponsors allowing for bigger, better festivals and events in the future.

As costs for the festival are firm up in the use of in-kind assistance, the City Manager will consider additional funding that may be available from the \$65,000 for enhancements to the Secret City Festival event.

Recommendation:

The City Manager and staff recommend approval of the attached resolution.


Mark S. Watson

Attachment

RESOLUTION

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.

WHEREAS, by Resolution 9-96-2015, City Council appointed the inaugural board of directors for the 501(c)(3) non-profit organization whose purpose is to assume the responsibility of implementing the Secret City Festival; and

WHEREAS, said organization, the Secret City Festival of Oak Ridge, Tennessee, dba Celebrate Oak Ridge, has requested sponsorship funding from the City for entertainment, production support, activities, and programs related to the upcoming 2019 Secret City Festival and funding for the organization's actual costs; and

WHEREAS, the City and Celebrate Oak Ridge desire to enter into an agreement to provide such services for the upcoming 2019 Secret City Festival, which agreement 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 an agreement between the City of Oak Ridge and the Secret City Festival of Oak Ridge, Tennessee, dba Celebrate Oak Ridge, P.O. Box 310, Oak Ridge, Tennessee 37831, to provide entertainment, production support, activities, and programs related to the upcoming 2019 Secret City Festival and funding for the organization's actual costs is hereby approved; said agreement in an amount not to exceed \$50,000.00.

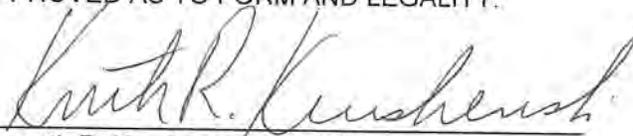
BE IT FURTHER RESOLVED that the City shall be listed as a sponsor of the event.

BE IT FURTHER RESOLVED that \$65,000.00 is budgeted for the festival, however, the remaining \$15,000.00 will be reserved to pay for internal charges for City electrical and public safety services for the festival.

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

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
18-38

DATE: December 5, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager
Amy S. Fitzgerald, PhD, Government Affairs and Information Services Director
Jack L. Suggs, Electric Director

SUBJECT: COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT
POTENTIAL BULL RUN FOSSIL PLANT RETIREMENT

Introduction

An item for City Council's consideration is a resolution authorizing the Mayor to transmit comments on behalf of the City Council to the Tennessee Valley Authority (TVA) regarding the draft Environmental Assessment (EA) of the potential retirement of Bull Run Fossil Plant.

Review

TVA projections for the next several years outline an energy environment with zero to declining electric demand growth and calls for more renewable and distributed energy resources. Because of this, TVA is evaluating all generating assets in its portfolio for operating flexibility and costs. TVA has concluded that because of high future projected maintenance costs, future costs associated with environmental compliance and historically low reliability, Bull Run Fossil Plant may need to be retired. To that end, in November 2018, TVA released for comment the draft EA for the retirement of Bull Run Fossil Plant.

The EA states that Bull Run is only operated about one third of the time, using a fuel which has a greater environmental impact than other power sources. It concludes that the closure of Bull Run would result in the loss of 100 well paid direct jobs plus have other negative economic effects in areas such as fuel supply, transportation, material and parts supplies and others. The EA concludes that these losses can be absorbed by the area economy and represent a net positive for the TVA region overall due to lower power costs. There are some environmental impacts from the closure, but they are considered minor.

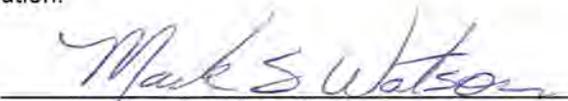
TVA is receiving comments on the draft EA until December 19, 2018, after which a comprehensive analysis, including the NEPA evaluation, will be presented to the TVA Board in consideration of closing the plant in 2023.

The attached letter was developed for Council consideration. In addition to comments on power reliability and economic effects of closing the plant, it challenges the alternative considered in the EA where the plant is closed but does not envision removal of the plant's building or other structures. This is deemed undesirable in that it would leave the land unusable for other development and the letter suggest such.

The letter also requests TVA to request annexation of the site which lies within Oak Ridge Urban Growth Boundaries. Should the site be annexed, the combination of City services, access to both process and cooling water, rail, major highways and ample electric power would make the site desirable for industrial prospects, thus potentially more than offsetting the economic losses from the closure.

Recommendation

Staff recommends approval of the attached resolution.



Mark S. Watson

Attachments

December 11, 2018

VIA E-Mail: aapilakowski@tva.gov

Ms. Ashley Pilakowski
Tennessee Valley Authority
400 West Summit Hill Drive WT 11B
Knoxville, TN 37902

**SUBJECT: DRAFT POTENTIAL BULL RUN FOSSIL PLANT RETIREMENT
ENVIRONMENTAL ASSESSMENT: TVA Project 2018-35**

Dear Ms. Pilakowski:

The City of Oak Ridge appreciates the opportunity to comment on the *Draft Potential Bull Run Fossil Plant Retirement Environmental Assessment: TVA Project 2018-35*. The contents of the letter were considered by the City Council on December 10, 2018 with that body voting to approve the transmittal of these comments.

The Bull Run Fossil Plant has provided reliable power to the citizens of the Tennessee Valley for over fifty years. It is a fixture to the citizens of Oak Ridge, both as a symbol of the commitment of Tennessee Valley Authority to provide low cost, reliable power to our community and maintaining strict compliance with safety and environmental policies that protect our region and its citizens.

We consider the possible loss of this resource to be of grave concern. At the most immediate level, the loss of 100 high paying jobs and the associated impacts on the transportation industry, tourism (through impact on the fisheries), and the multiplied effects of these economic input both to our City and to Anderson County would appear much more consequential than indicated in the report.

The City Council understands that the operation or closure of a generation asset is a financial decision made in an effort to provide economical electric power. However, while we understand that the plant has moved from an 80% capacity factor to a 33% capacity factor, we are concerned that by considering elimination of the plant, TVA is moving away from its commitment to a diverse fuel mix and *toward* over dependence on natural gas. One can hardly recall TVA's own dire warnings of high load and appeals for conservation during both high and low temperature extremes over the last several years without questioning if elimination of a generation resource is, in fact, desirable from the perspective of a robust, reliable power system.

All of that said, perhaps the most troubling aspect of the proposal is the Alternative B, where the plant is closed and the equipment removed, but its buildings and structures remain in place. This scenario both unacceptably removes an important economic resource and prevents its timely replacement.

The City of Oak Ridge struggles to find available land for industrial development. The Bull Run site of several hundred acres is inside of the City's State-mandated Growth plan and has access to rail, highway transportation and barge facilities. It has a ready supply of water for both consumption and cooling and is obviously positioned such that high levels of electric power is available.

For such a site to be shut and left unusable, occupied by abandoned buildings, mountains of coal ash and rusting facilities is a waste and a betrayal of TVA's commitment to the Valley and its communities.

Although it is our preference that Bull Run continue in its role as a productive employer and power resource, should the decision be made to permanently close the facility, the City of Oak Ridge strongly

urges TVA to remove all abandoned structures, remove the coal ash to the degree possible and clear the land for industrial use.

We would ask that TVA request the land be annexed by the City of Oak Ridge, so that it could be provided the wide range of municipal services necessary for full development, not the least of which is modern, well equipped Police and Fire Departments.

Development of such a park could eventually more than offset the economic damage to Oak Ridge and Anderson County that closing of the Plant will cause. It will make productive use of the resources of our region without the significant loss of agricultural or recreational lands and, most importantly, it will demonstrate TVA's true commitment to the wellbeing of our community.

Thank you for your consideration of these remarks and we look forward to being a part of the process as it moves forward.

Sincerely,

Warren L. Gooch
Mayor

cc: Lamar Alexander, United States Senator
Marsha Blackburn, United States Senator
Chuck Fleischmann, United States Congressman
Randy McNally, Lt. Governor
Ken Yager, State Senator
John Ragan, State Representative

RESOLUTION

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).

WHEREAS, the Bull Run Fossil Plant has provided reliable power to the citizens of the Tennessee Valley for over fifty (50) years and the plant is a symbol of the commitment of the Tennessee Valley Authority (TVA) to provide low cost, reliable power to our community; and

WHEREAS, the plant maintains strict compliance with safety and environmental policies which protect our region and its' inhabitants; and

WHEREAS, the City appreciates the opportunity to submit comments to TVA on the Draft Potential Bull Run Fossil Plant Retirement Environmental Assessment (TVA Project 2018-35); and

WHEREAS, while operation and potential closure of the plant is a financial decision of TVA, the decision may negatively impact the City and Anderson County to a greater extent than what is reflected in the draft assessment document; and

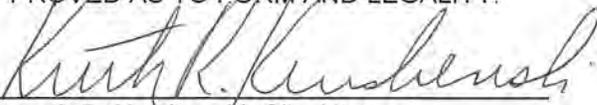
WHEREAS, the City Manager recommends that the City transmit comments on TVA's Draft Potential Bull Run Fossil Plant Retirement Environmental Assessment (TVA Project 2018-35) as the official comments of the City of Oak Ridge.

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 Mayor is hereby authorized to transmit the attached comments to the Tennessee Valley Authority (TVA) on TVA's Draft Potential Bull Run Fossil Plant Retirement Environmental Assessment (TVA Project 2018-35) as the official comments of the City of Oak Ridge.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



 Kenneth R. Krushenski, City Attorney

 Warren L. Gooch, Mayor

 Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
18-40

DATE: December 6, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager
Amy S. Fitzgerald, Government Affairs and Information Services Director

SUBJECT: 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)

Introduction

An item for the December 10th City Council agenda is adoption of the attached resolution transmitting comments on the subject document as the official comments of the City of Oak Ridge.

Funding

There is no funding associated with this item.

Background

In 1999, the U.S. Department of Energy (DOE) issued a document titled "Proposed Plan for the Disposal of Oak Ridge Reservation Comprehensive Environmental Response, Compensation, and Liability Act of 1980 Waste, DOE/OR/01-1761&D3," which presented the agency's preferred alternative to construct a landfill to dispose of low-level radioactive and hazardous waste in a brownfield area in East Bear Creek Valley near the Y-12 National Security Complex in Oak Ridge. The landfill, known as the Environmental Management Waste Management Facility (EMWMF), was constructed in the early 2000s, and is now considered insufficient by DOE to manage all of the waste to be generated by the agency's Environmental Management program.

The DOE is proposing the construction of a second low-level radioactive and hazardous waste landfill, named the Environmental Management Disposal Facility (EMDF), in a green field area in Central Bear Creek Valley, located on the Oak Ridge Reservation in Oak Ridge. The subject document was issued in September for public comment.

Since 2014, the City has reviewed numerous documents related to this proposed landfill. Meetings and workshops have been held with, between, and among the DOE, U.S. Environmental Protection Agency, and the Tennessee Department of Conservation (TDEC). The City prepared a Community Impact Assessment in 2015 and held a public meeting on the assessment in September of that year. A consultant was retained to review the agency studies, as well as the subject document.

The DOE has issued at least five versions of a feasibility study on the proposed project, and has been in formal and informal disputes with the State on various issues related to the project. Among the topics of greatest concern to City staff include: DOE's requests for several regulatory waivers; a lack of detail regarding characteristics of the waste slated for disposal; how mercury waste will be treated; the absence of financial assurance payments to address future problems; potential impacts on property values, and the possibility of liability to the City from future releases that could be deemed violations of the Clean Water Act.

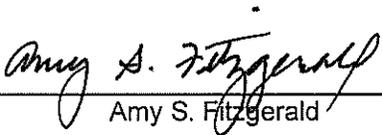
Recommendation

The concerns and questions related to the proposed plan are laid out in the documents and video listed in the attached resolution. We recommend that the City submit these questions, requests, and comments to the DOE, the U.S. Environmental Protection Agency, and the State of Tennessee regarding the proposed plan to construct another low-level radioactive and hazardous waste in Oak Ridge as the official comments of the City of Oak Ridge.

Approval of the attached resolution is recommended.



Mark S. Watson



Amy S. Fitzgerald

Attachment: Resolution

RESOLUTION

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)

WHEREAS, in 1999 the U.S. Department of Energy (DOE) issued a document *entitled Proposed Plan for the Disposal of Oak Ridge Reservation Comprehensive Environmental Response, Compensation, and Liability Act of 1980 Waste, DOE/OR/01-1761&D3*, which presented the agency's preferred alternative to construct a landfill to dispose of low-level radioactive and hazardous waste in a brownfield area in East Bear Creek Valley near the Y-12 National Security Complex in Oak Ridge; and

WHEREAS, the landfill, known as the Environmental Management Waste Management Facility (EMWMF), was constructed in the early 2000s, and is now considered insufficient by DOE to manage all of the waste to be generated by the agency's Environmental Management program; and

WHEREAS, in September 2018 the DOE issued a document *entitled Proposed Plan for the Disposal of Oak Ridge Reservation Comprehensive Environmental Response, Compensation, and Liability Act Waste, DOE/OR/01-2695&D2/R1*, which presents the agency's preferred alternative to construct a landfill to dispose of additional low-level radioactive and hazardous waste in a greenfield area in Central Bear Creek Valley, located on the Oak Ridge Reservation in Oak Ridge; and

WHEREAS, the federal CERCLA law (commonly known as *Superfund*) requires *Community Acceptance* to be considered as one the decision making criteria for Federal actions pursuant to the law; and

WHEREAS, the Oak Ridge Reservation is located almost entirely within the corporate limits of the City of Oak Ridge and federal and state decisions made pursuant to CERCLA have impacts on the Oak Ridge community; and

WHEREAS, the City of Oak Ridge has raised a number of questions related to the DOE's preferred alternative and seeks additional information and necessary actions taken before *Community Acceptance* can be achieved; and

WHEREAS, the City Manager recommends that the City submit these questions, requests, and comments to the DOE, the U.S. Environmental Protection Agency, and the State of Tennessee regarding the proposed plan to construct another low-level radioactive and hazardous waste in Oak Ridge as the official comments of the City of Oak Ridge.

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

That the recommendation of the City Manager are approved and the following documents and electronic media shall be transmitted to the DOE, the U.S. Environmental Protection Agency, and the State of Tennessee as the official comments of the City of Oak Ridge:

- Letter dated July 10, 2018 from City Manager Mark Watson to Mr. David Adler, Mr. Franklin Hill, and Ms. Tisha Calabrese Benton
- City of Oak Ridge Environmental Quality Advisory Board findings memorandum dated July 9, 2018
- Independent Review of Technical Memorandum #1, Environmental Management Disposal Facility (Report Prepared by the City's Consultant dated 9/23/2018)
- Independent Review of Proposed Plan for the Disposal of Oak Ridge Reservation Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

Waste, Oak Ridge, Tennessee, September 2018 DOE/OR/01-2695&D2/R1 (Report Prepared by the City's Consultant dated 10/2/2018)

- Statement dated November 7, 2018 from City Manager Mark Watson and submitted at DOE's Public Hearing
- Video of the Oak Ridge City Council Work Session held on November 27, 2018 in Oak Ridge, TN

BE IT FURTHER RESOLVED that a copy of this resolution and comments be transmitted to the Tennessee Congressional Delegation and Members of the Tennessee General Assembly that represent the City of Oak Ridge.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:

Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM

18-36

DATE: December 3, 2018
TO: Honorable Mayor and Members of City Council
FROM: Mark S. Watson, City Manager
SUBJECT: MEETING SCHEDULE FOR CALENDAR YEAR 2019

Introduction

An item for City Council's consideration is a resolution establishing a time and location of all regular Council meetings, which includes provisions to adjust meeting dates, times, and locations as needed.

Review

In reviewing Article II, Section 1, of the City Charter, it states:

The council shall hold regular meetings in Oak Ridge at least once monthly. Increased frequency, time of day, and place of its meetings shall be established by resolution.

Since 2013, the resolution establishing the meeting schedule has had built-in flexibility. The proposed resolution for the 2019 calendar year continues to provide flexibility to schedule meeting dates of City Council in correlation with city business. A sample calendar has been drafted outlining when the meeting dates/times will typically occur. The historical practice of scheduling the regular City Council meeting on the second Monday of each month has been continued; however, in order to accommodate the request from the Oak Ridge Board of Education, work session meetings have been continued on the third Tuesday of each month. This freely allows City Council and Board of Education attendance at each other's meetings on the fourth Monday. Additionally, it is proposed that regular meetings begin at 7:00 p.m. and work sessions begin at 6:00 p.m. Work sessions are targeted for a duration of two (2) hours. On the attached calendar, locations of monthly work sessions are to be determined, with the goal being to meet at the Central Services Complex with alternate locations to be specified as the need arises.

As before, the resolution contains a provision allowing the City Manager to reschedule regular meetings upon ample notification to Council and the public in the event of a needed change. There are several advantages of allowing the rescheduling of regular meetings including the ability to conduct city business in time sensitive cases, completing complex items/projects requiring close calendar coordination, allowing for presence of a quorum, and saving money on advertising costs on ads that merely note a date, time, or location change.

The resolution does not impact special meetings of Council. Per Article 11, Section 2, of the City Charter, special meetings may be called upon the written request of the City Manager, the Mayor, or any two (2) councilmembers upon twenty-four (24) hours' written notice. Business transacted at special meetings is limited to the subject(s) specified in the meeting notice. In such instances, a request may be made through the City Clerk's Office.

Items for Future Consideration

In 2019, there are a few potential conflicts with the proposed calendar that may require adjustment as the meeting date approaches. The first is a conflict with the National League of Cities Congressional City Conference, which will be held March 10-13, 2019 in Washington, D.C. The March City Council meeting is scheduled for March 10, 2019, which falls right in the middle of this conference. Second, the TML Legislative Conference is scheduled to be held March 18-19 in Nashville. This conference would encompass the March 19, 2019 work session. Should attendance at these conferences affect the regular Council meeting or work session, the meetings can be rescheduled in accordance with the approved resolution. June will also be our budget adoption processes for FY 2020. Any work session items can be incorporated into that calendar. It is suggested that there be no work session in June.

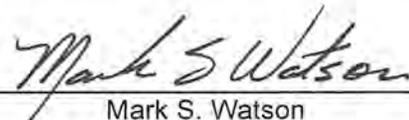
The proposed calendar for 2019 also includes tentative dates for ECA meetings for the coming year, as ECA has not published their 2019 schedule at this time. The ECA Cleanup Workshop has been scheduled for September 10-12, 2019 in Alexandria, Virginia. This meeting commences the day after the September 9, 2019 regular City Council meeting. There is also a tentative Manhattan Project National Historical Park Peer Exchange scheduled for August, 2019.

In the month of October, the normal date for the work session falls the day after the City Council meeting. It is recommended that the work session be moved to Tuesday, October 22, 2019 so as not to have two meetings in the same week. However, the International City Managers Association Annual Conference will be held in Nashville October 20-24, 2019, which will leave me unavailable for an October 22, 2019 work session. Due to the flexibility of this resolution, a decision can be made at a later date whether to cancel the work session or move it to Tuesday, October 29, 2019. In November, the work session is scheduled the week before the Thanksgiving holiday, which is later on November 28-29, 2019. Due to the tentative dates of the ECA meeting in November, it may be necessary to adjust or cancel this work session as well.

The month of June includes two scheduled meetings for public hearings and first and second reading on the proposed budget. A special called meeting for the presentation of the budget would be scheduled at a later date after coordinating with the Board of Education. As proposed, Monday, June 3, 2019 would be the scheduled meeting for public hearing and first reading of the budget ordinance, and the agenda for Monday, June 10, 2019 would include a second public hearing and second reading of the budget ordinance.

Recommendation

Approval of the attached resolution is recommended.



Mark S. Watson

Attachments:
2019 Proposed Meeting Schedule
Resolution

COUNCIL CALENDAR - 2019

January						
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29	30	31				

OBSERVED HOLIDAYS

January 1	New Year's Day
January 21	Martin Luther King Day
February 18	President's Day
April 19	Good Friday
May 27	Memorial Day
July 4	Independence Day
September 2	Labor Day
November 28 -29	Thanksgiving
December 24 -25	Christmas

COUNCIL MEETINGS

7:00 p.m.	Court Room - Municipal Building
	Second Monday of Each Month
June 3 & 10	Public Hearings, Budget Approval

COUNCIL WORK SESSIONS

6:00 p.m.	Location TBD
	Third Tuesday of Each Month

ADDITIONAL DATES / CONFERENCES

February	ECA Meeting (Dates tentative)
	Washington, DC
March 10 -13	NLC - Congressional City Conference
	Washington, DC
March 18 -19	TML 2019 Legislative Conference
	Doubletree, Nashville, TN
April 3 -5	TCMA Spring Conference
June 22 -25	TML 2019 Annual Conference
	Knoxville, TN
August	Manhattan Project National Historical Park Peer Exchange
	(Location and Dates tentative)
September 10 -12	ECA National Cleanup Workshop
	Alexandria, VA
October 20 -24	ICMA Annual Conference
	Nashville, TN
November	Intergovernmental Meeting/ECA Board Meeting (Dates Tentative)
November 20 -23	NLC - Annual Summit
	San Antonio, TX

RESOLUTION

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

WHEREAS, Article II, Section 1, of the Charter of the City of Oak Ridge, Tennessee, provides that City Council shall hold regular meetings at least once monthly, and that increased frequency, time of day, and place of its meetings shall be established by resolution; and

WHEREAS, City Council meetings have traditionally been held on the second Monday of each month in the Municipal Building Courtroom and work session meetings are scheduled for the third Tuesday of each month in order to not conflict with Oak Ridge Board of Education (BOE) meetings; and

WHEREAS, the City Manager desires to not commit City Council to a rigid monthly meeting schedule, but to allow for some flexibility to address matters such as emergency situations and time sensitive business; and

WHEREAS, the City Manager has prepared and recommends adoption of a proposed schedule for Calendar Year 2019.

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 meetings of City Council are hereby established as follows: as required by Article II, Section 1, of the City Charter, City Council will hold a regular meeting once a month and these regular meetings will typically occur on the second Monday of each month in the Municipal Building Courtroom beginning at 7:00 p.m.

BE IT FURTHER RESOLVED that the City Manager may alter the date of a regular City Council meeting fourteen (14) days in advance of a proposed change to verify scheduling with City Council and coordination, if applicable, with the audio/visual crew.

BE IT FURTHER RESOLVED that the City Manager may alter the time or location of a regular City Council meeting with forty-eight (48) hours' advance notice to City Council and the media due to special needs or an emergency situation.

BE IT FURTHER RESOLVED that the City Manager may schedule work sessions with City Council and other meetings at which no formal action can be taken by City at his discretion, with those meetings typically occurring on the third Tuesday of each month at 6:00 p.m., provided however said meetings can be cancelled, altered, or rescheduled as needed without any formal action.

BE IT FURTHER RESOLVED that this resolution does not alter in any way the process for calling a special meeting of City Council per Article II, Section 2, of the City Charter.

This the 10th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk