

OAK RIDGE CITY COUNCIL MEETING

Municipal Building Courtroom

January 13, 2014—7:00 p.m.

AGENDA

I. INVOCATION

Dr. Tim Borchert of First Baptist Church

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPEARANCE OF CITIZENS

V. PROCLAMATIONS AND PUBLIC RECOGNITIONS

A proclamation designating January 2014 as *Red Ribbon Month* in Oak Ridge.

VI. SPECIAL REPORTS

- a. FY 2013 Independent Audit Report from Mr. Ted Hotz with Pugh & Company, P.C.
- b. Presentation of State Forms CT-0253 Report on Debt Obligation the Lease Purchase of Two Fire Trucks in the amount of \$964,291.34.

VII. CONSENT AGENDA

- a. Approval of the December 9, 2013 City Council meeting minutes.
- b. Approval of two (2) minutes from December 16, 2013 City Council Special Meetings.
- c. Adoption of a resolution authorizing the Mayor to execute on behalf of the City of Oak Ridge Certificates of Good Moral Character for Pamla Ann Morton, Oak Ridge Moose Lodge No. 1316; and Barry C. Bergren, Atomic City Eagles No. 2514.
- d. Adoption of a resolution awarding a bid in the amount of \$141,080.00 to Stuart C. Irby Co., Johnson City, Tennessee, for the furnishing of four (4) Intellirupter Pulseclouser devices.
- e. Adoption of a resolution a resolution authorizing the City to apply for a grant from the Tennessee Department of Environment and Conservation (TDEC), Clean Tennessee Energy Program, in the estimated amount of \$250,000.00 with a sixty percent (60%) local match, and accepting said grant if awarded.

VIII. RESOLUTIONS

- a. A RESOLUTION TO AMEND RESOLUTION 4-26-2013 TO PROVIDE FOR A CHANGE IN THE PROTOMET PHASE II EXPANSION EQUIPMENT LEASE.
- b. A RESOLUTION TO DISSOLVE THE HIGHLAND VIEW REDEVELOPMENT ADVISORY BOARD CREATED BY RESOLUTION 2-17-05.
- c. A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF OAK RIDGE, TENNESSEE, AND THE OAK RIDGE SCHOOL BOARD OF EDUCATION CONCERNING THE INSTALLATION AND OPERATION OF A FIBER

OPTIC NETWORK DESIGNED TO MEET THE TECHNOLOGICAL NEEDS OF BOTH PARTIES.

- d. A RESOLUTION TO AUTHORIZE THE HIRING OF ONE ADDITIONAL POLICE OFFICER OVER AND ABOVE THE CURRENT BUDGETED NUMBER OF POLICE OFFICERS IN ORDER TO ASSIGN AN EXISTING POLICE OFFICER AS A SCHOOL RESOURCE OFFICER.

IX. PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

(NONE)

X. FINAL ADOPTION OF ORDINANCES

(NONE)

XI. ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

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

XII. COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

XIII. SUMMARY OF CURRENT EVENTS

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

XIV. ADJOURNMENT

**PROCLAMATIONS
AND
PUBLIC RECOGNITIONS**

CITY CLERK MEMORANDUM

13-70

DATE: December 23, 2013

TO: Honorable Mayor and Members of City Council

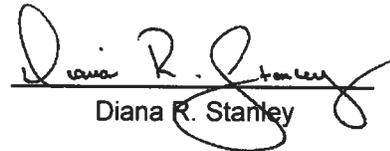
FROM: Diana R. Stanley, City Clerk

SUBJECT: PROCLAMATIONS AND PUBLIC RECOGNITIONS

The following proclamations are presented for the January 13, 2014 City Council meeting:

Red Ribbon Month

A proclamation for City Council's consideration is in response to a request from Mr. Michael Foster, Prevention Coordinator for Allies for Substance Abuse Prevention of Anderson County, declaring January 2014 as "Red Ribbon Month."


Diana R. Stanley

Attachment:

Red Ribbon Month Proclamation

PROCLAMATION

WHEREAS, counties across America have been overwhelmed by the numerous problems associated with substance abuse; and

WHEREAS, Allies for Substance Abuse Prevention (ASAP) of Anderson County is a coalition of volunteers from across all sectors of the community whose mission is to engage community partners in the prevention of substance abuse in Anderson County; and

WHEREAS, ASAP works to bring together all sectors of the community to effectively implement environmental strategies to prevent and/or reduce underage alcohol use and other substance abuse; and

WHEREAS, there is hope in helping those with substance abuse issues and that hope lies in the hard work and determination of the community to create a drug free environment; and

WHEREAS, patience and continued commitment to substance abuse prevention is imperative to succeeding to combat substance abuse problems; and

WHEREAS, ASAP has designed the Red Ribbon Rivalry, a campaign to heighten the awareness of prevention in our community; and

WHEREAS, the red ribbon was chosen as a symbol commemorating the work of Enrique "Kiki" Camarena, a Drug Enforcement Administration agent murdered in the line of duty and has come to represent the belief that one person CAN make a difference; and

WHEREAS, the Red Ribbon Campaign was established by Congress in 1988 to promote this belief and encourage a drug-free lifestyle and involvement in drug prevention efforts, and is the nation's oldest and largest recognition of drug prevention.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE, that the month of January 2014 be proclaimed

RED RIBBON MONTH

in the City of Oak Ridge, Tennessee, and that all citizens, businesses, public and private agencies, media, religious, and educational institutions wear and display red ribbons and participate in the Red Ribbon Rivalry activities throughout January to promoting the Red Ribbon Celebration and a drug-free America.

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 13th day of January in the year 2014.

THOMAS L. BEEHAN
MAYOR

SPECIAL REPORTS

FINANCE DEPARTMENT MEMORANDUM
13-25

DATE: December 27, 2013
TO: Mark S. Watson, City Manager
FROM: Janice E. McGinnis, Finance Director
SUBJECT: Transmittal of Report on Debt Obligation – State Form CT-0253 Regarding the \$964,291.34 Lease Purchase of Two Fire Trucks

Attached is State Form CT-0253 Report on Debt Obligation for transmittal to City Council related to the \$964,291.34 lease purchase of two fire trucks currently being constructed by Sutphen Corporation. Resolution 09-88-2013 authorizing this lease was approved at the September 9, 2013 City Council meeting. The State Comptroller requires that the CT-0253 form be completed and returned to the Comptroller's Office of State and Local Finance and presented to the governing body at a public meeting.

The lease is a 12-year term with annual lease payments of \$98,937.32 beginning on November 15, 2014, which will be after delivery of the fire trucks. The lease interest rate is 3.35%. Mark Mamantov, the City's bond counsel, reviewed the lease and related documents and provided technical assistance related to state and federal laws related to the lease.

City staff will be happy to answer questions regarding the attached information at the January 13, 2014 City Council meeting. The presentation is for transparency regarding debt transactions; no action is required by City Council.


Janice E. McGinnis

Attachments

CT-0253 Form for the \$964,291.34 Lease-Purchase of two Fire Trucks

cc: Honorable Mayor and Members of City Council

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

1. Public Entity:

Name City of Oak Ridge
Address P.O. Box 1
Oak Ridge, TN 37831-0001

2. Debt Obligation:

- a. Bond
- b. CON
- c. BAN
- d. GAN
- e. TRAN
- f. CRAN
- g. Capital Lease
- h. Loan Agreement

Note: Enclose a copy of the executed NOTE FORM if applicable.

5. Face Amount of Debt Obligation: \$964,291.34

Premium/Discount: _____

6. Type of Sale:

- a. Competitive Public Sale
- b. Informal Bid
- c. Negotiated Sale
- d. Loan Program

3. Security For Debt Obligation:

- a. General Obligation
- b. General Obligation+Revenue+Tax
- c. Revenue
- d. TIF
- e. Annual Appropriations

7. Tax Status:

- a. Tax Exempt
- b. Tax Exempt - Bank Qualified
- c. Taxable

8. Dated Date: 12/15/2013

9. Issue Date (Closing Date): 12/16/2013

4. Purpose of Issue:

- | | | |
|-------------------------------------|-----------------------------|-----------------|
| <input type="checkbox"/> | a. General Government | _____ % |
| <input type="checkbox"/> | b. Education | _____ % |
| <input type="checkbox"/> | c. Highways and Streets | _____ % |
| <input checked="" type="checkbox"/> | d. Public Safety | <u>100.00</u> % |
| <input type="checkbox"/> | e. Solid Waste Disposal | _____ % |
| <input type="checkbox"/> | f. Industrial Park | _____ % |
| <input type="checkbox"/> | g. Manufacturing Facilities | _____ % |
| <input type="checkbox"/> | h. Health Facilities | _____ % |
| <input type="checkbox"/> | i. Airports | _____ % |
| <input type="checkbox"/> | j. Utilities | _____ % |
| <input type="checkbox"/> | i. Water | _____ % |
| <input type="checkbox"/> | ii. Sewer | _____ % |
| <input type="checkbox"/> | iii. Electric | _____ % |
| <input type="checkbox"/> | iv. Gas | _____ % |
| <input type="checkbox"/> | k. Refunding or Renewal | _____ % |
| <input type="checkbox"/> | l. Other _____ | _____ % |

specify

10. Ratings:

- a. Moody's _____
- b. Standard & Poor's _____
- c. Fitch _____
- d. Unrated X

11. Interest Cost:

- 3.350000 % a. TIC
- b. NIC
- c. Variable: Index _____ plus _____ bps
- d. Other _____

12. Recurring Costs:

- a. Remarketing Agent (bps) N/A
- b. Liquidity (bps) N/A
- c. Credit Enhancements (bps) N/A

13. Maturity Dates, Amounts and Interest Rates

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2015	\$98,937	3.35 %	2026	\$98,937	3.35 %
2016	\$98,937	3.35 %			%
2017	\$98,937	3.35 %			%
2018	\$98,937	3.35 %			%
2019	\$98,937	3.35 %			%
2020	\$98,937	3.35 %			%
2021	\$98,937	3.35 %			%
2022	\$98,937	3.35 %			%
2023	\$98,937	3.35 %			%
2024	\$98,937	3.35 %			%
2025	\$98,937	3.35 %			%

If additional space is needed, attach additional sheet.

14. Repayment Schedule

This Issue			Total Debt Outstanding		
Year	Cum. Principal Redeemed	% Total	Year	Cum. Principal Redeemed	% Total
1	\$0	0.00	1	\$3,565,000	3.73
5	\$281,408	29.18	5	\$21,247,130	22.24
10	\$686,585	71.20	10	\$43,793,279	45.85
15	\$964,291	100.00	15	\$61,843,273	64.74
20			20	\$76,523,273	80.11
25			25	\$89,023,273	93.20
30			30	\$95,523,273	100.00

15. Itemized Description of the Cost of Issuance

(Round to Nearest Dollar)

		Name of Firm
a. Financial Advisor Fees*		
b. Legal Fees:		
i. Bond Counsel	\$1,500.00	Bass, Berry & Sims
ii. Issuer's Counsel		
iii. Trustee's Counsel		
c. Paying Agent Fees and Registration Fees		
d. Trustee Fees		
e. Remarking Agent Fees		
f. Liquidity Fees		
g. Rating Agency Fees		
h. Credit Enhancement Fees		
i. Underwriter's Discount _____ %		
i. Take Down		
ii. Management Fee		
iii. Risk Premium		
iv. Underwriter's Counsel		
v. Other Expenses		
j. Printing and Advertising Fees		
k. Issuer Fees		
l. Real Estate Fees		
m. Bank Closing Costs		
n. Other Costs		
Total Costs	\$1,500.00	

*If other costs are included, please itemize

Note: Enclose a copy of the DISCLOSURE DOCUMENT/ OFFICIAL STATEMENT if applicable.

16. Description of Continuing Disclosure Obligations

(Use additional pages if necessary)

Individual Responsible for Completion:

Date Annual Disclosure is due:

Not Applicable

17. Description of Compliance with Written Debt Management Policy:

(Use additional pages if necessary)

The City Council of Oak Ridge, TN adopted a Debt Management Policy on November 14, 2011. and the Policy has been filed with the State in accordance with the requirements of the State of Tennessee regarding the adoption of a formal debt management policy. The lease complies with the Debt Management Policy. The debt policy allows the City to enter into capital leases. The lease was authorized by resolution of City Council. The structure of the debt is level annual debt service payments, which is the preferred structure under the debt policy.

18. (If any) Description of Derivative and Compliance with Written Derivative Management Policy:

(Use additional pages if necessary)

Not Applicable

19.



Authorized Representative
City Manager

Title
12/27/2013

Date
mwatson@oakridgetn.gov

Email

Janice McGinnis

Preparer
Finance Director

Title
City Of Oak Ridge

Firm
12/18/2013

Date
jmcginnis@oakridgetn.gov

Email

20.

Submitted to Governing Body on 01/06/2014 and presented at its public meeting held on 01/13/2014

COPY TO: Director - Office of State and Local Finance, 505 Deaderick Street, Suite 1600,
James K. Polk State Office Building, Nashville TN 37243-1402

CONSENT AGENDA

**MINUTES OF THE
OAK RIDGE CITY COUNCIL MEETING**

December 9, 2013

The regular meeting of the City Council of the City of Oak Ridge, Tennessee convened at 7:00 p.m. on December 9, 2013, in the Courtroom of the Municipal Building with Mayor Thomas L. Beehan presiding.

INVOCATION

Mr. Jack Mansfield, Minister with Living Water Fellowship delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mr. Joe Lee led the Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL

Upon roll call the following councilmembers were present: Councilmember Trina Baughn; Mayor Thomas L. Beehan; Councilmember Anne Garcia Garland; Councilmember L. Charles Hensley; Mayor Pro Tem D. Jane Miller; and Councilmember David N. Mosby.

Councilmember Charles J. Hope, Jr. was absent.

Also present were Mark S. Watson, City Manager; Janice E. McGinnis, Finance Director; Kenneth R. Krushenski, City Attorney; and Diana R. Stanley, City Clerk

APPEARANCE OF CITIZENS

Ms. Mare Martell-Stotler, 103A Wakefield Road, wished to familiarize herself with the Oak Ridge City Council since she had sent correspondences to the Council regarding the Highland View Neighborhood and submitted an application for consideration to the Oak Ridge Land Bank Corporation Board of Directors.

Mr. Martin McBride, 954 West Outer Drive, spoke regarding the loss of Department of Energy (DOE) work pool living in Oak Ridge.

PROCLAMATIONS AND PUBLIC RECOGNITIONS

A proclamation designating January 2014 as "Free Medical Clinic in Oak Ridge Month."

Councilmember Hensley moved, seconded by Mayor Pro Tem Miller that the proclamation be adopted. The motion was approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

The proclamation was accepted by Ms. Teresa Brittain, Executive Director for the Free Medical Clinic of Oak Ridge.

A proclamation paying tribute to Lindsay E. Lee in recognition of her receiving a Rhodes Scholarship.

Councilmember Hensley moved, seconded by Mayor Pro Tem Miller that the proclamation be adopted. The motion was approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye"

The proclamation was accepted by Ms. Lindsay E. Lee and jointly presented by the City Council and Mr. Keys Fillauer, Chairman of the Board of Education.

SPECIAL REPORTS

(NONE)

CONSENT AGENDA

Councilmember Hensley moved, seconded by Mayor Pro Tem Miller to approve the Consent Agenda as presented. The motion was approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye," thereby approving:

- The November 11, 2013 City Council meeting minutes.
- The November 25, 2013 City Council Work Session minutes.
- **Resolution No. 12-109-2013** authorizing the transfer of a surplus 1993 Ford Modular Ambulance to Anderson County, Tennessee, at no cost for use as a reserve ambulance for the Anderson County Ambulance Service.
- **Resolution No. 12-110-2013** approving a grant agreement with Prevent Child Abuse Tennessee for use in the Healthy Start of Anderson County Program and authorizing the disbursement of budgeted funds in the amount of \$31,850.00 for this purpose.
- **Resolution No. 12-111-2013** authorizing the purchase of pipe from Consolidated Pipe & Supply Company, Inc., Knoxville, Tennessee, for the replacement of two sewer force mains in the estimated amount of \$29,212.00.
- **Resolution No. 12-112-2013** awarding a bid in the estimated amount of \$32,912.00 to Nedrow & Associates, Inc., Murfreesboro, Tennessee, for the furnishing of two (2) replacement pumps for the sewer pump station located on Melton Lake Drive.
- **Resolution No. 12-113-2013** to generally establish monthly regular City Council meetings and monthly work session meetings for calendar year 2014, and to specifically establish additional regular City Council meetings for budget purposes in the month of May 2014 as required by Article II, Section 1, of the City Charter.
- **Resolution No. 12-114-2013** approving revised bylaws of the Personnel Advisory Board.

RESOLUTIONS

Resolution No. 12-115-2013

A RESOLUTION AWARDING A BID IN THE ESTIMATED AMOUNT OF \$53,900.00 TO INDUSTRIAL TECHNOLOGIES, CALHOUN, GEORGIA, FOR THE FURNISHING OF A SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEM FOR THE SEWER PUMP STATIONS.

Councilmember Garcia Garland moved, seconded by Mayor Pro Tem Miller that the resolution be adopted as presented.

The resolution was approved by unanimous voice vote with Councilmembers Garcia Garland, Hensley, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye," and Councilmember Baughn voting "Nay."

Resolution No. 12-116-2013

A RESOLUTION APPROVING A REAL ESTATE SALES CONTRACT BETWEEN EASTERN RACING CORPORATION (SELLER) AND THE CITY OF OAK RIDGE (BUYER) FOR 501 SCARBORO ROAD IN THE AMOUNT OF \$125,000.00.

Mayor Pro Tem Miller moved, seconded by Councilmember Hensley that the resolution be adopted as presented.

Mr. Martin McBride, 954 West Outer Drive, commented about the length of time that other cities—Chattanooga, TN; Knoxville, TN; and Atlanta, GA—had more time to initiate their clean water plans and requested that the City consider renegotiations with the Environmental Protection Agency (EPA) while exploring alternatives. The City Attorney, upon request of the Mayor, remarked that the cities referenced by Mr. McBride were under Department of Justice orders, not Administrative Orders (AO), and that the cities spent a considerable amount of resources to counter such orders. The City Attorney explained that the City Council could repeal the City's resolution agreeing to comply with the terms of the AO, but advised against that measure.

Discussions were held between the City Council and City Staff regarding the location of the basins, the advantages of this site, and the use of city funds to purchase the property.

Following these discussions, the resolution was approved by board vote with Councilmembers Garcia Garland, Hensley, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye," and Councilmember Baughn voting "Nay."

Resolution No. 12-117-2013

A RESOLUTION AUTHORIZING AN AGREEMENT WITH THE ARTS COUNCIL OF OAK RIDGE TO PROVIDE ENTERTAINMENT, PRODUCTION SUPPORT, ACTIVITIES AND PROGRAMS RELATED TO THE UPCOMING 2014 SECRET CITY FESTIVAL AND AUTHORIZING THE REIMBURSEMENT OF ACTUAL COSTS INCURRED IN AN AMOUNT NOT TO EXCEED \$150,000.00.

Councilmember Hensley moved, seconded by Mayor Pro Tem Miller that the resolution be adopted as presented.

Councilmember Baughn moved to reallocate the money available for use for the festival to fund at least two (2) school resource officers (SRO) as a matter of priority. The motion was seconded by Councilmember Garcia Garland for discussion. The City Manager clarified that the \$150,000.00 is expenditure authority for the Arts Council that is dependent upon sponsorship, and that the City's contribution for the festival is \$50,000.00.

City Council held in-depth discussions regarding the feasibility of the reallocation of the monies and the need for SROs. Councilmember Baughn agreed to withdraw her original motion, and Councilmember Garcia Garland agreed to withdraw her second.

City Council discussed the purpose of the agreement with the Arts Council, the expenses/costs associated with the Secret City Festival that is not associated with the \$150,000.00, and the festival's benefit to the community. Recreation and Parks Director Josh Collins presented City Council with an overview of the finances—sponsorship monies, ticket sales, and merchandise sales—and clarified that more data can be provided to Council if requested, particular with labor expenses and/or man hours.

The resolution was approved by board vote with Councilmembers Hensley, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye," and Councilmembers Baughn and Garcia Garland "Nay."

Resolution No. 12-118-2013

A RESOLUTION AUTHORIZING AN EXPENDITURE OF \$50,000.00 FROM THE RECREATION AND PARKS DEPARTMENT SPECIAL EVENTS ACCOUNT FOR THE 2014 SECRET CITY FESTIVAL AND DESIGNATING THE CITY AS A "FESTIVAL SPONSOR" FOR THE EVENT.

Councilmember Hensley moved, seconded by Mayor Pro Tem Miller that the resolution be adopted as presented.

The resolution was approved by board vote with Councilmembers Garcia Garland, Hensley, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye," and Councilmember Baughn voting "Nay."

PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

(NONE)

FINAL ADOPTION OF ORDINANCES

(NONE)

ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Elections/Appointments

Announcements

Scheduling

COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

Councilmember Hensley requested to receive information for accounting of the Secret City Festival.

Councilmember Baughn indicated that she submitted a request for information to the City Manager and the Police Chief related to security of the Oak Ridge schools and wished to receive an update of those inquiries. The City Manager reviewed his replies to Councilmember Baughn's inquiries regarding completion of risk assessments for the schools; per week hours of officers in middle schools; placement of permanent SROs in the middle schools; and the Police Department's responses to calls in the school year.

SUMMARY OF CURRENT EVENTS

CITY MANAGER'S REPORT

The City Manager noted the new opening of the dog park at Big Turtle Park and encouraged everyone to visit the new facility.

CITY ATTORNEY'S REPORT

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

**MINUTES OF THE
OAK RIDGE CITY COUNCIL
SPECIAL MEETING**

December 16, 2013

The special meeting of the City Council of the City of Oak Ridge, Tennessee, convened at 6:00 p.m. on December 16, 2013, in the Courtroom of the Municipal Building with Mayor Thomas L. Beehan presiding.

INVOCATION

The Invocation was delivered by Councilmember David N. Mosby.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the Flag of the United States of America was given by Mr. Charlie Jernigan.

ROLL CALL

Upon roll call, the following councilmembers were present: Councilmember Trina Baughn; Mayor Thomas L. Beehan; Councilmember Anne Garcia Garland; Councilmember L. Charles Hensley; Councilmember Charles J. Hope, Jr.; Mayor Pro Tem D. Jane Miller; and Councilmember David N. Mosby.

Also present were Mark S. Watson, City Manager; Kenneth R. Krusheski, City Attorney; and Diana R. Stanley, City Clerk.

ELECTION-OAK RIDGE LAND BANK CORPORATION BOARD OF DIRECTORS

Elect one (1) member from the Oak Ridge City Council

Councilmember Hensley was elected by ballot to the Oak Ridge Land Bank Corporation Board of Directors as the Oak Ridge City Council representative for a term of office that is coextensive with his current term of office (November 2016).

Elect six (6) applicants to the Land Bank Corporation Board of Directors

Mr. Colin Anderson, Mr. Colin Colverson, Ms. Anne Dunthorn, Ms. Melinda K. Hillman, Mr. Charlie Jernigan, and Mr. Hugh B. Ward were elected by ballot to serve on the Oak Ridge Land Bank Corporation Board of Directors.

Following discussions with City Council and City Staff regarding a simple procedure to determine a term of office for each applicant, Councilmember Mosby moved to select the first three (3) applicants who were elected to the terms of office ending on December 31, 2015, and the remaining be elected to a term of office ending on December 31, 2014. The motion was seconded by Councilmember Hensley. During the discussions regarding this motion, it was concluded that this procedure could not be applied as five (5) applicants were elected to the Board of Directors during the first round of ballots. Councilmember Garcia Garland offered a suggestion that the two (2) applicants—Mr. Charlie Jernigan and Ms. Anne Dunthorn—automatically be selected to the term of office valid through December 31, 2015 given that they received the greatest number of votes, and that City Council use the remaining four (4) applicants to determine who would fill the outstanding December 31, 2015 term while the other applicants would default to the December 31, 2014 terms of office.

Following this suggestion, Councilmember Mosby and Hensley withdrew their motion. The City Council agreed to accept the suggestion offered by Councilmember Garcia Garland. Councilmember Mosby moved, seconded by Councilmember Hensley to elect Mr. Jernigan and Ms. Dunthorn to terms of office valid through December 31, 2015. The motion was approved by unanimous voice vote with

Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

Ms. Melinda Hillman was elected by ballot to serve a term of office valid through December 31, 2015, and subsequently, Mr. Colin Colverson, Mr. Colin Anderson, and Mr. Hugh B. Ward would serve terms of office valid through December 31, 2014.

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

Diana R. Stanley, City Clerk
CITY OF OAK RIDGE, TENNESSEE

**MINUTES OF THE
OAK RIDGE CITY COUNCIL
SPECIAL MEETING**

December 16, 2013

The special meeting of the City Council of the City of Oak Ridge, Tennessee, convened at 6:45 p.m. (immediately following the election of the Oak Ridge Land Bank Board of Directors) on December 16, 2013, in the Courtroom of the Municipal Building with Mayor Thomas L. Beehan presiding.

ROLL CALL

Upon roll call, the following councilmembers were present: Councilmember Trina Baughn; Mayor Thomas L. Beehan; Councilmember Anne Garcia Garland; Councilmember L. Charles Hensley; Councilmember Charles J. Hope, Jr.; Mayor Pro Tem D. Jane Miller; and Councilmember David N. Mosby.

Also present were Mark S. Watson, City Manager; Kenneth R. Krushenski, City Attorney; and Diana R. Stanley, City Clerk.

ELECTIONS (Existing Boards and Commissions)

Elect one (1) to the Anderson County Community Action Commissions

Ms. Mare Martell-Stotler was elected by ballot to serve on the Anderson County Community Action Commission for a one (1) year term of office commencing on January 1, 2014.

Appoint two (2) residents to the Anderson County Development Corporation's Operating Committee (Mayoral Appointments)

Mayor Pro Tem Miller moved, seconded by Councilmember Hope to confirm the Mayor's appointments of Mr. Richard Chinn and Mr. Thomas Tuck to the Anderson County Development Corporation's Operating Committee for a four (4) year term of office that commences on January 1, 2014. The motion was approved with Councilmembers Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye," and Councilmembers Baughn and Garcia Garland voting "Nay."

Elect one (1) applicant to the Anderson County Economic Development Association

Mr. Dominic R. Giuliano was elected by acclamation to serve on the Anderson County Economic Development Association for a four (4) year term commencing on January 1, 2014. The motion was introduced by Mayor Pro Tem Miller, seconded by Councilmember Hope, and carried by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

There were no other candidates.

Appoint one (1) resident to the Anderson County Tourism Council (Mayoral Appointment)

Councilmember Hope moved, seconded by Mayor Pro Tem Miller to confirm the Mayor's appointment of the Councilmember Anne Garcia Garland to the Anderson County Tourism Council for a one (1) year term of office commencing on January 1, 2014. The motion was approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

Elect two (2) applicants to the Beer Permit Board

Ms. Debra K. Solmonson was reelected and Mr. Darren Osborne elected by ballot to serve on the Beer Permit Board for three (3) year terms commencing on January 1, 2014.

Elect two (2) applicants to the Board of Building and Housing Code of Appeals

Mr. Bruce Ryan LeForce and Mr. John A. Russell were reelected by ballot to the Board of Building and Housing Code of Appeals for three (3) year terms beginning January 1, 2014.

Elect one (1) applicant to the Board of Zoning Appeals

Mr. Keith Craft was reelected by acclamation to the Board of Zoning Appeals for a five (5) year term beginning on January 1, 2014. The motion was introduced Councilmember Garcia Garland, seconded by Councilmember Hensley, and carried by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

There were no other candidates.

Elect three (3) applicants to the Oak Ridge Convention and Visitors Bureau

Hotel Representatives

Councilmember Garcia Garland moved, seconded by Councilmember Hensley to reelect Ms. Gretchen A. Julius and Ms. Misty Williams, and elect Mr. Troy Patel to the Oak Ridge Convention and Visitors Bureau as hotel representatives for one (1) year terms of office commencing on January 1, 2014.

Following discussions amongst City Council and City Staff regarding attendance given that one of the hotel representatives missed a considerable amount of the meetings as noted by Councilmember Hope, the motion to elect the applicants by acclamation failed for lack of a unanimous vote with Councilmembers Baughn, Garcia Garland, Hensley, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye," and Councilmember Hope voting "Nay."

Ms. Gretchen A. Julius and Ms. Misty Williams were reelected and Mr. Troy Patel elected by ballot to the Oak Ridge Convention and Visitors Bureau as hotel representatives for one (1) year terms of office commencing on January 1, 2014.

There were no other candidates.

Elect three (3) applicants to the Environmental Quality Advisory Board

Councilmember Hensley moved, seconded by Councilmember Garcia Garland to elect the applicants by acclamation.

The City Attorney noted that although the board has four (4) vacancies, the fourth position has a special designation that the member be a representative of the Oak Ridge Municipal Planning Commission and that the board has deferred action on a nomination.

Mr. Stephen Todd Kenworthy was reelected, and Ms. Donna Kridelbaugh, and Mr. Joseph Wood were elected by acclamation to serve on the Environmental Quality Advisory Board for three (3) year terms of office commencing on January 1, 2014. The motion was approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

There were no other candidates.

Elect three (3) applicants to the Health and Educational Facilities Board

Ms. Delores Moyer was elected, and Mr. Harold D. Osucha and Mr. David E. Wilson were reelected by acclamation to serve on the Health and Educational Facilities Board for a three (3) year term of office commencing on January 1, 2014. The motion was introduced by Councilmember Baughn, seconded by Councilmember Hensley, and approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

There were no other candidates.

Elect one (1) applicant to the Oak Ridge Housing Authority

Ms. Sharon Crane was elected by ballot to the Oak Ridge Housing Authority for a five (5) year term of office commencing on January 1, 2014.

Elect three (3) applicants to the Oak Ridge Municipal Planning Commission

Ms. Claudia S. Lever was reelected and Mr. H. Stephen Whitson was elected by ballot to serve on the Oak Ridge Municipal Planning Commission. Councilmember Garcia Garland introduced a motion to have the two (2) applicants serve the full term of four (4) years commencing on January 1, 2014. The motion was seconded by Councilmember Hope and was approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

Ms. Sharon Kohler was elected by ballot to serve on the Oak Ridge Municipal Planning Commission for balance of an unexpired term ending on December 31, 2014.

Elect two (2) applicants to the Personnel Advisory Board

Mr. William Randy Tedford was reelected and Mr. Bill Henry elected by ballot to serve on the Personnel Advisory Board for three (3) year terms of office commencing on January 1, 2014.

Elect four (4) applicants to the Recreation and Parks Advisory Board

Ms. Naomi Asher, Mr. Steven Dittner, Mr. Ray Garrett, and Ms. Fay M. Martin were elected by ballot to serve on the Recreation and Parks Advisory Board for three (3) year terms of office commencing on January 1, 2014.

Elect three (3) applicants to the Senior Advisory Board

The City Clerk recommended to elect Ms. Elizabeth Batchelor, representative of the Anderson County Adult Safety Coalition and Elder Watch, and Ms. Wendy Williams, representative of the Senior Citizen's Club by acclamation given that those applicants were filling designated positions on the Senior Advisory Board. The motion was introduced by Councilmember Hope, seconded by Mayor Pro Tem Miller, and approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

There were no other candidates for the designated seats.

Mr. Gene R. Dunaway was reelected by ballot to fill the remaining position on the Senior Advisory Board for a three (3) year term of office commencing on January 1, 2014.

Elect three (3) applicants to the Trade Licensing Board

Councilmember Garcia Garland moved, seconded by Councilmember Baughn to reelect the applicants by acclamation. The motion was approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye;" therefore, electing Mr. Michael Maddux, Mr. Joe McCarty, and Mr. Jerry Seiber to the Trade Licensing Board for three (3) year terms of office commencing on January 1, 2014.

There were no other candidates.

Elect four (4) applicants to the Traffic Safety Advisory Board

Oak Ridge Municipal Planning Commission Representative

The City Clerk recommended confirming the nomination of the Oak Ridge Municipal Planning Commission for Ms. Jane Shelton to serve on the Traffic Safety Advisory Board for a three (3) year term of office. Councilmember Hensley moved, seconded by Councilmember Hope to reelect Ms. Shelton to the Board. The motion was approved by unanimous voice vote with Councilmembers Baughn, Garcia Garland, Hensley, Hope, Mosby, Mayor Pro Tem Miller, and Mayor Beehan voting "Aye."

At-Large Positions

Mr. Andrew Howe was elected. and Mr. William Polfus and Mr. Ben Redmond was reelected by ballot to the Traffic Safety Advisory Board for three (3) year terms of office beginning January 1, 2014.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Diana R. Stanley, City Clerk
CITY OF OAK RIDGE, TENNESSEE

LEGAL MEMORANDUM
13-59

DATE: December 27, 2013
TO: Honorable Mayor and Members of City Council
FROM: Kenneth R. Krushenski, City Attorney
SUBJECT: CERTIFICATES OF GOOD MORAL CHARACTER FOR PAMLA ANN MORTON, OAK RIDGE MOOSE LODGE NO. 1316; AND BARRY C. BERGREN, ATOMIC CITY EAGLES NO. 2514

Introduction

An item for City Council's consideration is a resolution authorizing the Mayor to execute on behalf of the City of Oak Ridge Certificates of Good Moral Character for Pamla Ann Morton, Oak Ridge Moose Lodge No. 1316; and Barry C. Bergren, Atomic City Eagles No. 2514.

Analysis

State statute requires that as a condition for any club seeking a license to sell alcoholic beverages for consumption on the premises, the person in the actual charge of the sale of alcoholic beverages shall submit to the state a certificate stating that he is of good moral character.

Requests for a Certificate of Good Moral Character for Pamla Ann Morton, Oak Ridge Moose Lodge No. 1316; and Barry C. Bergren, Atomic City Eagles No. 2514, have been submitted and a notice has been published in The Oak Ridger advising that consideration of the issuance of certificates would be made at the January 13, 2014, City Council meeting. Police background checks on these individuals have been conducted and previously provided to the Council.

Recommendation

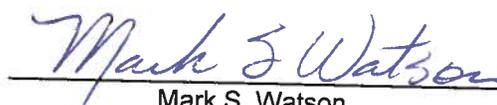
Adoption of the attached resolution is recommended.


Kenneth R. Krushenski

Attachment

City Manager's Comments:

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


Mark S. Watson 12/30/13
Date

RESOLUTION

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF OAK RIDGE CERTIFICATES OF GOOD MORAL CHARACTER FOR PAMLA ANN MORTON, OAK RIDGE MOOSE LODGE NO. 1316; AND BARRY C. BERGREN, ATOMIC CITY EAGLES NO. 2514.

WHEREAS, Tennessee Code Annotated, Section 57-4-201(c)(2), requires that as a condition for obtaining a license to sell alcoholic beverages for consumption on the premises that a club obtain a Certificate of Good Moral Character for the person who will be responsible for the operation of the establishment, and

WHEREAS, Pamla Ann Morton, on behalf of the Oak Ridge Moose Lodge No. 1316, 103 N. Jefferson Circle; and Barry C. Bergren, Atomic City Eagles No. 2514, 1650 Oak Ridge Turnpike, have made application to the City of Oak Ridge for such Certificate of Good Moral Character.

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

That the Mayor is hereby authorized to execute on behalf of the City of Oak Ridge Certificates of Good Moral Character for Pamla Ann Morton, Oak Ridge Moose Lodge No. 1316; and Barry C. Bergren, Atomic City Eagles No. 2514, the City Council having made an investigation of the general character of Ms. Morton and Mr. Bergren and from such investigation their character is found to be good.

This the 13th day of January 2014.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Thomas L. Beehan, Mayor

Diana R. Stanley, City Clerk

ELECTRIC DEPARTMENT MEMORANDUM

13-32

DATE: December 19, 2013
TO: Mark S. Watson, City Manager
FROM: Jack L. Suggs, Electric Director
SUBJECT: PURCHASE OF INTELLIRUPTERS

Introduction

An item for City Council's consideration is a resolution approving the purchase of four IntelliRupter Pulsecloser devices from Stuart C. Irby Company, Johnson City, Tennessee in the amount of \$141,080.00.

Funding

Funding this purchase will be through the Electric Fund. Funding was included under "Electric Distribution Improvements" in the 2014 budget document.

Consideration

The IntelliRupter Pulsecloser Source Transfer device (IntelliRupter) is a device which can transfer a specific area of customers from one circuit to another after conducting a sophisticated analysis of local system conditions. The devices operate in pairs on different circuits, either of which could feed the area under consideration. The two units communicate continuously and are capable of initiating a transfer automatically, autonomous from any SCADA or any other control. The devices are unique in that they are able to electrically diagnose the circuit where a failure has occurred, analyze load conditions and perform other high level actions before the transfer occurs.

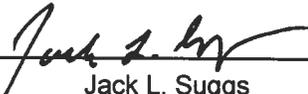
IntelliRupters have been widely installed in our industry in conjunction with Smart Grid improvements where the proper SCADA systems were in place to monitor and report the changes made by the devices. In those areas, reliability has significantly increased. Although, Oak Ridge, with the financial support of the Industrial Development Board, installed one set of IntelliRupters to provide Data Center level reliability to a specific customer in Oak Ridge, widespread deployment has been limited principally by a lack of a SCADA system.

Although Oak Ridge is not yet positioned for a wide scale deployment of IntelliRupters at this time, staff has identified two locations that are relatively electrically isolated from the remainder of the system, that have high value loads and which have alternate circuits available. These are Commerce Park and Bethel Valley Industrial Park. In both cases the deployment will benefit a large number of customers by providing automatic switching and power restoration when the primary circuit feeding the area fails. The Electric Department believes that because of the physical isolation of the power feeds, these installations will be safe and effective.

Over the coming years, as the City installs the communication and operational components of a system-wide SCADA system, the Electric Department will continue to examine applicability of these devices, or others with equal or superior performance characteristics. At this time, however, it is believed that by installing these four units, a significant value can be provided to our customer base without compromising operational ability or safety.

Recommendation

Staff recommends approval of the attached resolution.



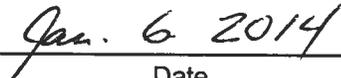
Jack L. Suggs

City Manager's Comments:

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



Mark S. Watson



Date

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

OPENING DATE: December 10, 2013 2:00 P.M.

FOR --- 15 kV IntelliRupter Pulse closer Source Transfer Equipment			BIDDER: Stuart C. Irby Co. 501 W. Mountain View Road Johnson City, TN 37604		BIDDER: S&C Electric Company 6601 North Ridge Boulevard Chicago, IL 60626		BIDDER: Edwards Supply Co., Inc. 315 Oak Ridge Turnpike Oak Ridge, TN 37830		BIDDER: Brighter Days & Nites, Inc. 2165 Troyer Avenue Memphis, TN 38114	
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DESCRIPTION	ITEM	QUANTITY	UNIT COST	TOTAL						
THE FURNISHING OF 15 KV INTELLIRUPTER PULSECLOSER SOURCE TRANSFER EQUIPMENT PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE ELECTRIC DEPARTMENT	1	4	\$ 35,270.00	\$ 141,080.00	\$ 35,600.00	\$ 142,400.00	\$ 36,309.00	\$ 145,236.00	\$ 36,680.75	\$ 146,723.00

TOTAL PRICE	\$ 141,080.00	\$ 142,400.00	\$ 145,236.00	\$ 146,723.00
TERMS	Net 30	Net 30	Net 30	Net 30
DELIVERY	12 Weeks	12 Weeks	12 Weeks	14-16 Weeks
F.O.B.	Oak Ridge	Oak Ridge	Oak Ridge	Oak Ridge
VIA	Best Way	Best Way	Best Way	Best Way

OTHER BIDDERS CONTACTED: Power Supply Company - Chattanooga, TN HD Supply Utilities - Knoxville, TN WESCO Dist. Inc. - Chattanooga, TN Utilicor - Jackson, TN	Customer Service Electric Supply - Knoxville, TN Stokes Electric Company - Knoxville, TN Kendall Electric, Inc. - Knoxville, TN	BIDS OPENED AND RECORDED BY-- <i>Lyn Majeski</i> Lyn Majeski Accounting Division Manager
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REASON FOR AWARD ONLY BID RECEIVED <input type="checkbox"/> LOW PRICE <input type="checkbox"/> BETTER OR REQUIRED DESIGN <input type="checkbox"/> EARLY DELIVERY <input type="checkbox"/> LOWEST TOTAL COST <input checked="" type="checkbox"/>	RECOMMEND AWARD BE MADE TO: Stuart C. Irby Co. 501 W. Mountain View Road Johnson City, TN 37604	BIDS REVIEWED BY-- <i>Janice McGinnis</i> Janice McGinnis Finance Director
--	--	---

RESOLUTION

A RESOLUTION AWARDING A BID IN THE AMOUNT OF \$141,080.00 TO STUART C. IRBY CO., JOHNSON CITY, TENNESSEE, FOR THE FURNISHING OF FOUR (4) INTELLIRUPTER PULSECLOSER DEVICES.

WHEREAS, the City of Oak Ridge has issued invitations to bid for the purchase of IntelliRupter Pulse closer devices for use by the Electric Department; and

WHEREAS, bids were received and publicly opened on December 10, 2013, with Stuart C. Irby Co., Johnson City, Tennessee, submitting the lowest and best bid, which bid the City Manager recommends be accepted.

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

That the recommendation of the City Manager is approved and award is hereby made to Stuart C. Irby Co., 510 W. Mountain View Road, Johnson City, Tennessee 37604, for the furnishing of four (4) IntelliRupter Pulse closer devices for the Electric Department; said award in strict accordance with the required specifications and the bid as submitted and publicly opened on December 10, 2013, and in the amount of \$141,080.00.

This the 13th day of January 2014.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Thomas L. Beehan, Mayor

Diana R. Stanley, City Clerk

**PUBLIC WORKS DEPARTMENT MEMORANDUM
13-33**

DATE: December 19, 2013
TO: Mark S. Watson, City Manager
FROM: Gary M. Cinder, P.E., Public Works Director
SUBJECT: CLEAN TENNESSEE ENERGY GRANT PROGRAM APPLICATION

Introduction

An item for City Council's consideration is the accompanying resolution authorizing the City of Oak Ridge, Public Works Department, to apply and accept grant funds in the estimated amount of \$250,000 from the State of Tennessee, Department of Environment and Conservation (TDEC), Clean Tennessee Energy Grant Program, to assist with funding for building maintenance projects that will result in an increase of energy efficiency.

Funding

Each grant application requires local matching funds. During the grant application evaluation process, points are awarded based on the match level, with a larger match percentage receiving higher points. The minimum match level is 50 percent grant/50 percent match. In order to receive greater consideration, the Public Works Department recommends applying for a 60 percent match/40 percent grant, allowing for \$625,000 as the total project cost, with \$375,000 from the City and \$250,000 from the grant. The match funding for the project will be requested from the capital maintenance fund in the FY 2015 budget.

Analysis

The purpose of the Clean Tennessee Energy Grant Program is to fund projects that result in a reduction of emissions and pollutants. The eligible categories include cleaner alternative energy, energy conservation and air quality improvement. Funding for the Clean Tennessee Energy Grant Program is from a consent decree with the Tennessee Valley Authority (TVA) from a federal court settlement of an enforcement action under the federal Clean Air Act. A part of the consent decree requires TVA to provide Tennessee \$26.4 million to fund environmental mitigation projects, to be paid over five years or longer. The grant being applied for will be from the second round of funding from the consent decree.

Grant awards will be selected using the following criteria:

- Energy Efficiency – 25 possible points
- Air Quality – 30 possible points
- General Public Benefit – 15 possible points
- Protection of Environment – 15 possible points
- Creative/New Technology – 15 possible points

The Public Works Department recommends utilizing the Clean Tennessee Energy Grant Funds for HVAC upgrades for the Central Services Complex. The current 10 SEER HVAC systems have reached their useful life and have begun to require increased maintenance. New HVAC with a SEER rating of sixteen (16) or greater will reduce energy costs by approximately \$1,200/year for each unit replaced. A separate unit to cool the multi-purpose room that is used for public meetings and training will be installed to eliminate the requirement of cooling the entire office space to make this room comfortable when there are large or after hours meetings. This project proposed to replace 6 units.

The project will provide the following benefits to the City:

- Increase energy savings by 20 percent according to manufacturer's estimate
- Begin the systematic replacement of the HVAC units using grant funding
- Decrease the cost of cooling the building by approximately \$7,200/year during the fifteen to twenty year life span of the equipment

The recommended project for the grant represents an opportunity to achieve a reduction in both energy usage and energy costs to the citizens of Oak Ridge. Actual dollar savings cannot be accurately predicted, since the amount of electricity utilized for HVAC separately is not known. The long term benefit of the project will not only be of a monetary value to the citizens, but also reduce the need for energy production from coal-fired power plants that supply the majority of the power to Oak Ridge.

Recommendation

The recommended grant application will be the third application by the City of Oak Ridge to secure funding from this grant program. As you may recall, the City was awarded a grant during 2013 in the amount of \$200,000 for lighting projects in the Municipal Building and Recreation Center.

The application deadline for this grant is January 31, 2014. Staff recommends approval of the accompanying resolution.



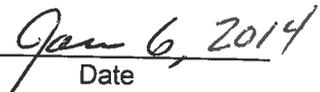
Gary M. Cinder

City Manager's Comments:

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



Mark S. Watson



Date

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR A GRANT FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC), CLEAN TENNESSEE ENERGY PROGRAM, IN THE ESTIMATED AMOUNT OF \$250,000.00 WITH A SIXTY PERCENT (60%) LOCAL MATCH, AND ACCEPTING SAID GRANT IF AWARDED.

WHEREAS, grant monies are available through the State of Tennessee, Department of Environment and Conservation (TDEC), Clean Energy Program, to assist with funding building maintenance projects resulting in increased energy efficiency; and

WHEREAS, the City desires to apply for a \$250,000.00 grant with a sixty percent (60%) local match to increase the City's chances of receiving grant funds since during the evaluation process higher points are awarded for applications with higher local match percentages; and

WHEREAS, if awarded, funds will be used for HVAC upgrades for the Central Services Complex to reduce energy costs and increase energy savings; and

WHEREAS, matching funds would be requested from the capital maintenance fund in the FY2015 budget; and

WHEREAS, the City Manager recommends that the City submit a grant application for this project.

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 submit a grant application to the Tennessee Department of Environment and Conservation for an estimated \$250,000.00 Clean Tennessee Energy Program grant with a sixty percent (60%) local match requirement which funding, if awarded, would be utilized for HVAC upgrades for the Central Services Complex.

BE IT FURTHER RESOLVED that if said application is approved, the City is authorized to accept said funding.

BE IT FURTHER RESOLVED that the City Manager and/or Mayor is hereby authorized to execute the appropriate legal documents to accomplish the same.

This the 13th day of January 2014.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Thomas L. Beehan, Mayor

Diana R. Stanley, City Clerk

RESOLUTIONS

LEGAL DEPARTMENT MEMORANDUM
13-57

DATE: December 31, 2013

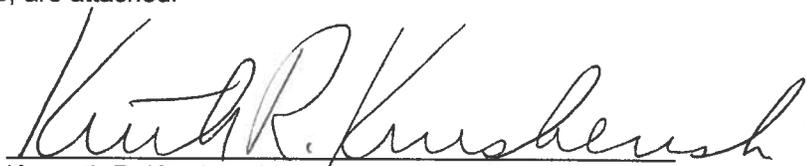
TO: Honorable Mayor and Members of City Council

FROM: Kenneth R. Krushenski, City Attorney

SUBJECT: PROTOMET CORPORATION/PHASE II EXPANSION
AMENDED RESOLUTION FOR PROTOMET EQUIPMENT PILOT LEASE

An item for the January 13, 2014 City Council agenda is an amended Resolution approving a change in the Protomet Phase II Expansion Equipment Lease. At its April 8, 2013 meeting, City Council approved Resolution No. 4-26-2013 which authorized the Industrial Development Board (IDB) to enter into a five (5) year 100% Payment-In-Lieu of Tax Agreement with Protomet Corporation for the Phase II expansion of its existing business. A copy of the Resolution is included with this Memo.

Upon receipt and review of the draft lease documents that covered the Company's acquisition of new equipment, the IDB requested clarification from Mr. Bohanan, President of Protomet, on the terms of the equipment lease. At the IDB's December meeting, the Board and Mr. Bohanan discussed the Lease. After deliberation among the IDB members, they voted to recommend that the equipment lease be approved to allow for a five year abatement which would begin the year following the purchase of the equipment by Protomet with the last date of purchase to be no later than 2016, and refer the change to Council for approval. A copy of the letters from Jeff Bohanan and David Wilson, Chairman of the IDB, are attached.


Kenneth R. Krushenski

Attachments

CITY COUNCIL MEMORANDUM
13-04

TO: Honorable Mayor and Members of City Council
FROM: Mark S. Watson, City Manager
DATE: April 1, 2013
SUBJECT: PILOT RECOMMENDATION FOR PROTOMET

Introduction

An item for City Council's consideration is a resolution authorizing the Industrial Development Board (IDB) to enter into a five-year one hundred percent (100%) payment in lieu of tax agreement with Protomet Corporation for the Phase II expansion of their business.

Analysis

The City Manager's office received an application from the Protomet Corporation requesting a 5-year PILOT for an expansion of their business. Previously, the City had provided a PILOT for expanding their original building in 2005. Since this project does not fit within the standard matrix, the IDB has forwarded a positive recommendation for City Council's consideration.

According to the rules governing PILOT recommendations, the City Manager may review the actions of the IDB before going to the City Council. I would concur with the recommendation of the IDB to the City Council for a 5-year/100% PILOT for the Protomet Corporation. The company presently has purchased a complimentary business in Chattanooga and is in the process of moving that businesses' processes and assets to Oak Ridge thus requiring a Phase II expansion of their facility. The business will double in size and add 16 additional employees. A concentration on local hires has been suggested to Protomet, which currently has 40% of its employees from Oak Ridge.

Usually, the City's PILOT programs reserve these amounts for 50% of the projected taxes with an average length of ten years. The request for a 100% abatement for 5 years is roughly equivalent for the same amount, which I believe to be acceptable. Taxes will continue to be paid on the Phase I portion of the business at \$25,993.21 in property taxes.

Protomet produces heavy duty rear view mirror units for large boats and yachts. Its origins started with the incubator at Tech 20/20. As a local business that has grown outside of the normal Department of Energy (DOE) related businesses, the City Manager's Office supports this PILOT request.

Recommendation

Adoption of the attached resolution is recommended.


Mark S. Watson

Attachments:

- 1) Protomet PILOT Application
- 2) IDB Recommendation
- 3) Resolution

RESOLUTION

A RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF OAK RIDGE TO ENTER INTO A FIVE-YEAR ONE HUNDRED PERCENT (100%) PAYMENT IN LIEU OF TAX AGREEMENT WITH PROTOMET CORPORATION FOR THE PHASE II EXPANSION OF THEIR BUSINESS.

WHEREAS, by Resolution 10-99-10, City Council approved the 2010 PILOT Reauthorization documents for use by the Industrial Development Board of the City of Oak Ridge (IDB) as a guideline for tax abatements and payments in lieu of taxes for qualifying entities in Oak Ridge through December 31, 2013 in an effort to generate economic growth within Oak Ridge; and

WHEREAS, Protomet Corporation, a local business that originated from the Tech2020 incubator building, has requested consideration by the City for a five-year one hundred percent (100%) payment in lieu of tax agreement for the Phase II expansion of their existing business; and

WHEREAS, at the March 25, 2013 meeting, the IDB unanimously recommended acceptance and approval of the request, however, since the project does not fit the standard matrix outlined in the guidelines the request it is being presented to City Council for approval; and

WHEREAS, property taxes will continue to be paid on the Phase I portion of the business estimated at \$25,993.21 annually; and

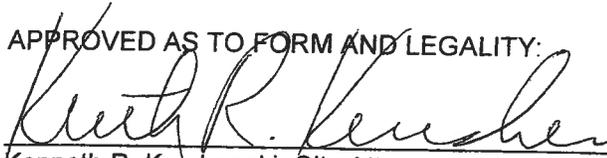
WHEREAS, the City Manager recommends approval of the request.

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

That City Council hereby authorizes the Industrial Development Board of the City of Oak Ridge (IDB) to enter into a five-year one hundred percent (100%) payment in lieu of tax (PILOT) agreement with Protomet Corporation for the proposed Phase II business expansion, as recommended by the IDB at their March 25, 2013 meeting, with property taxes continuing to be paid on the Phase I portion of the business estimated at \$25,993.21 annually.

This the 8th day of April 2013.

APPROVED AS TO FORM AND LEGALITY:


Kenneth R. Krushenski, City Attorney


Thomas L. Beehan, Mayor


Diana R. Stanley, City Clerk

IDB

Industrial Development Board of the City of Oak Ridge

1400 Oak Ridge Turnpike
Oak Ridge, Tennessee
37830

P 865.483.1321
F 865.483.1678
www.oridb01@gmail.com

Board of Directors

David E. Wilson
Chairman

H.D. Osucha
Vice Chairman

Harold E. Trapp
Secretary-Treasurer

Richard G. Chinn

Louise B. Dunlap

Melissa Freiderich

Chris Johnson

David L. Mason

Buzz Patrick

Jennifer J. Johnson
Administrative Assistant

December 30, 2013

Honorable Mayor and Members of City Council
City of Oak Ridge
PO Box 1
Oak Ridge, TN 37831

Oak Ridge Industrial Development Board Members

RE: PROTOMET, PILOT PROGRAM CLARIFICATION

In March of this year, Protomet requested that they be considered for a five (5) year 100% PILOT program, which would be for an expansion of their existing facility and the purchase of new equipment. After the IDB completed its due diligence on their request, the IDB recommended it to City Council, which was approved.

Having reviewed the closing documents concerning the leases, only on the equipment, we found that the description concerning the time and duration of the equipment leases to be lacking in clarity. Protomet and the IDB asked that this be corrected, which the attorneys have done.

The intent of the leases on the equipment was that the five (5) year abatement would begin the year following the year of purchase, with the last purchase to be not later than 2016.

The City Attorney has asked that this clarification be disclosed to City Council.

Sincerely,



David E. Wilson
Chairman, Oak Ridge Industrial Development Board

Cc: IDB Board Members
Ken Krushenski, City Attorney



December 27, 2013

David Wilson,

This letter is intended to request clarification regarding the implementation of the 5-year tax abatement which was approved by Oak Ridge City Council on April 8, 2013.

Per the approved IDB application, Protomet submitted an expanded building and equipment acquisition plan to include equipment purchased through the end of 2016. Will you please confirm that each piece of equipment will receive a 5-year abatement from the time it is installed?

Sincerely,

Jeff Bohanan

RESOLUTION

A RESOLUTION TO AMEND RESOLUTION 4-26-2013 TO PROVIDE FOR A CHANGE IN THE PROTOMET PHASE II EXPANSION EQUIPMENT LEASE.

WHEREAS, by Resolution 4-26-2013, City Council authorized the Industrial Development Board of the City of Oak Ridge (IDB) to enter into a five-year one hundred percent (100%) payment in lieu of tax (PILOT) agreement with Protomet Corporation for the proposed Phase II business expansion, as recommended by the IDB at their March 25, 2013 meeting, with property taxes continuing to be paid on the Phase I portion of the business estimated at \$25,993.21 annually; and

WHEREAS, in December 2013 the IDB and Protomet Corporation discussed the company's acquisition of new equipment and discussed clarifications on the equipment lease; and

WHEREAS, at the December 2013 meeting, the IDB voted to recommend to City Council that the equipment lease be approved to allow for a five year abatement which would begin the year following the purchase of the equipment by Protomet with the last date of purchase to be no later than 2016.

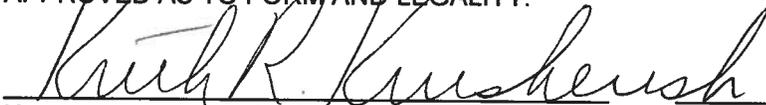
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That Resolution 4-26-2013 is hereby amended to approve a change in the Protomet Phase II expansion equipment lease to allow for a five year abatement which would begin the year following the purchase of the equipment by Protomet.

BE IT FURTHER RESOLVED that the equipment lease provides for a phased in series of equipment purchases with the last date of purchase to be no later than 2016.

This the 13th day of January 2014.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Thomas L. Beehan, Mayor

Diana R. Stanley, City Clerk

CITY COUNCIL MEMORANDUM
13-26

DATE: December 27, 2013
TO: Honorable Mayor and Members of City Council
FROM: Mark S. Watson, City Manager
Kathryn Baldwin, Community Development Director
SUBJECT: DISSOLUTION OF HIGHLAND VIEW REDEVELOPMENT ADVISORY BOARD

Introduction

An item for the agenda is a resolution to dissolve the Highland View Redevelopment Advisory Board created by Resolution 2-17-05.

Background

By Resolution 12-134-03, City Council approved an agreement with Knoxville's Community Development Corporation (KCDC) to provide consultation services related to the City's redevelopment plan and redevelopment objectives. As a result of this agreement, and after public input sessions, KCDC prepared a redevelopment and urban renewal plan for the City's Highland View neighborhood pursuant to the procedures required by the Housing Authorities Law (Tennessee Code Annotated §13-20-101 et. seq.). This plan, known as the Highland View Redevelopment and Urban Renewal Plan, dated May 2004, was approved by City Council by Resolution 5-74-04.

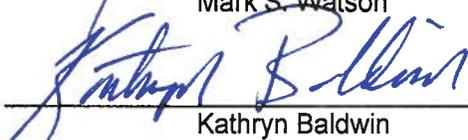
By Resolution 5-75-04, City Council created a Highland View Redevelopment Steering Committee comprised of owners and tenants in the Highland View neighborhood to compile qualifications for an advisory board, as recommended by KCDC, as a method to encourage community involvement in plan development decisions. The Highland View Redevelopment Steering Committee and City Council's Housing Committee made recommendations regarding the advisory board. By Resolution 2-17-05, City Council created the Highland View Redevelopment Advisory Board.

The Highland View Redevelopment Advisory Board has worked toward economic revitalization in the Highland View neighborhood since its creation in 2005. However, with the creation of the Oak Ridge Land Bank Corporation by Ordinance 08-2013 and establishment of the Board of Directors in December 2013, the City is ready to broaden economic revitalization beyond the geographic boundaries of the Highland View neighborhood. As such, the efforts of the Highland View Redevelopment Advisory Board will now be implemented citywide by the Oak Ridge Land Bank Corporation. For this reason, it is recommended that the Highland View Redevelopment Advisory Board be dissolved.

Recommendation

Approval of the attached resolution dissolving the Highland View Redevelopment Advisory Board is recommended.



Mark S. Watson


Kathryn Baldwin

Attachments

TITLE

AN ORDINANCE TO AMEND TITLE 13, TITLED "PROPERTY MAINTENANCE REGULATIONS," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE," BY CREATING A NEW CHAPTER 6, TITLED "OAK RIDGE LAND BANK CORPORATION," TO CREATE A LAND BANK CORPORATION IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED §13-30-101 ET SEQ.

WHEREAS, by Resolution 11-109-11, City Council approved the *Not in Our City* conceptual plan which included establishment of a land bank program to reclaim unused, vacant, and/or undesirable land for potential housing opportunities or public use; and

WHEREAS, Tennessee Code Annotated §13-30-101 et seq. establishes the Tennessee Local Land Bank Pilot Program authorizing municipalities and counties meeting certain requirements to establish a pilot program creating a corporation with authority to operate a land bank for real property; and

WHEREAS, the City of Oak Ridge, Tennessee, meets the requirements set forth by Tennessee Code Annotated §13-30-104 to establish a pilot program; and

WHEREAS, the City desires to establish a pilot program by creating a land bank corporation to provide a tool to support economic revitalization through returning vacant, abandoned and tax-delinquent properties to productive use; and

WHEREAS, City Council hereby indicates its willingness to appropriate sufficient funds to provide for the initial administration of the corporation in accordance with Tennessee Code Annotated §13-30-104(b)(2).

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

Section 1. Title 13, titled "Property Maintenance Regulations," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by creating a new Chapter 6, titled "Oak Ridge Land Bank Corporation," which new chapter shall read as follows:

CHAPTER 6

OAK RIDGE LAND BANK CORPORATION

Sec. 13-601. Legislative Authority.

The City meets all requirements of, and is therefore authorized by, Tennessee Code Annotated §13-30-104(a)(1) to establish a pilot program by creating a land bank corporation in accordance with the provisions of the Tennessee Local Land Bank Pilot Program (Tennessee Code Annotated §13-30-101 et seq.).

Sec. 13-602. Findings.

City Council finds and declares as follows:

- (a) There is a need to strengthen and revitalize the economy by solving the problems of vacant, abandoned, and tax-delinquent real property and to foster the development of such property and promote economic growth.
- (b) Disinvestment in real property results in a significant amount of vacant and abandoned real property which represents lost revenue to the City and high costs associated with demolition, as well as spreading neighborhood deterioration.

- (c) A land bank can be an effective tool to facilitate the return of vacant, abandoned and tax-delinquent real properties to productive use, thereby supporting economic revitalization.
- (d) There is a need for a land bank to function within the jurisdictional boundaries of the City of Oak Ridge.

Sec. 13-603. Creation.

The Oak Ridge Land Bank Corporation is hereby created pursuant to the authority of the Tennessee Local Land Bank Pilot Program set forth in Tennessee Code Annotated §13-30-101 et seq. By such statute, the Oak Ridge Land Bank Corporation has authority to create a land bank for real property located within the boundaries of Oak Ridge. For purposes of this chapter, "land bank" means real property, however obtained or acquired and held by the Oak Ridge Land Bank Corporation, with the intent of acquiring and holding on the real property so acquired until such time as the corporation is able to find a willing and able buyer to acquire the real property from the corporation. [Tennessee Code Annotated §13-30-101 et seq., Tennessee Code Annotated §13-30-107]

Sec. 13-604. Board of Directors.

- (a) Number and Qualifications of Directors. The Oak Ridge Land Bank Corporation's Board of Directors shall consist of seven (7) directors, one of which shall be a member of City Council. All directors shall be electors and taxpayers in the City of Oak Ridge. Preference may be given for persons in the following fields: banking, real estate, and legal. [Tennessee Code Annotated §13-30-105]
- (b) Appointment of Directors. Directors shall be appointed by City Council using the election process for boards and commissions.
- (c) Terms of Directors. The City Council member shall serve until expiration of his or her current term of office on City Council. Of the remaining directors first appointed, three (3) directors shall serve through December 31, 2014, and three (3) directors shall serve through December 31, 2015, and thereafter the term of office shall be two (2) years commencing on January 1. In case of resignation, death, or removal from office, another appointment will be made to finish out the unexpired term of office. Directors shall continue to serve beyond the end of the director's term until the director's successor has been appointed. [Tennessee Code Annotated §13-30-105]

Sec. 13-605. Meetings, Quorum, Majority Vote, Officers, Rules and Regulations, Removal, Compensation, Organization, Minutes, Report, Audit.

- (a) Meetings. The board shall meet in regular session according to a schedule adopted by the board, and shall also meet in special session as convened by the chairman or upon written notice signed by a majority of the members. [Tennessee Code Annotated §13-30-106]
- (b) Quorum. The presence of a majority of the total board membership constitutes a quorum for the transaction of any business. [Tennessee Code Annotated §13-30-106]
- (c) Majority Vote. Unless a greater number or percentage is required by State law, the affirmative vote of a simple majority of the directors present and voting at any meeting at which a quorum is present shall be the action of the corporation. However, no action of the board shall be authorized on the following matters unless approved by a majority of the total board membership:

- (1) Adoption of bylaws and other rules and regulations for conduct of the business of the corporation;
- (2) Hiring or firing of any employee or contractor of the corporation; however, this function may be delegated by majority vote of the total board membership to a specified officer or committee of the corporation under such terms and conditions and to the extent specified by the board;
- (3) The incurring of debt;
- (4) Adoption or amendment of the annual budget; and
- (5) Sale, lease, encumbrance, or alienation of real property, improvements, or personal property with a value of more than fifty thousand dollars (\$50,000.00).

Vote by proxy is not permitted. [Tennessee Code Annotated §13-30-106]

- (d) Officers, Duties. At the first meeting each year, the board of directors shall select from among themselves a chairman, a vice chairman, a treasurer, and such other officers as the board may determine, and shall establish their duties as may be regulated by rules adopted by the board. [Tennessee Code Annotated §13-30-106]
- (e) Rules and Regulations, Removal of Member by Board. The board of directors shall establish rules and regulations relative to the attendance and participation of members in its meetings, regular or special. No rules or bylaws may contravene state law. Such rules and regulations may prescribe a procedure whereby, should any member fail to comply with such rules and regulations, such member may be disqualified and removed automatically from office by no less than a majority vote of the remaining members of the board, and that member's position shall be vacant as of the first day of the next calendar month. Any person removed under the provisions of this subsection shall be ineligible for reappointment to the board, unless such reappointment is confirmed unanimously by the board. [Tennessee Code Annotated §13-30-106, Tennessee Code Annotated §13-30-107]
- (f) Removal of Member by City Council. Any citizen or group of citizens upon collection of a petition having a clearly worded purpose, of at least twenty (20) verified signatures of qualified, registered Oak Ridge voters may present to City Council a resolution calling for the removal of any board member. City Council shall have the power, upon timely and due consideration of the citizen petition and a response from the board, to remove or retain the cited board member by simple majority vote. Removal from the board of directors of any public official shall not, in and of itself, impair the public official in his or her other duties. [Tennessee Code Annotated §13-30-106]
- (g) Compensation. Board members serve without compensation. [Tennessee Code Annotated §13-30-106]
- (h) Organization. Board members have the power to organize and reorganize the executive, administrative, clerical, and other departments of the corporation and to fix the duties, powers, and compensation of all employees, agents, and consultants of the corporation. The board may reimburse any member for expenses actually incurred in the performance of duties on behalf of the corporation. [Tennessee Code Annotated §13-30-106]
- (i) Minutes. The board of directors shall cause minutes and a record to be kept of all its proceedings and such records shall be available for timely public inspection. [Tennessee Code Annotated §13-30-112, Tennessee Code Annotated §13-30-107]

- (j) Open Meetings. All meeting shall be open to the public with appropriate notice published in accordance with Tennessee Code Annotated §13-30-107(d). [Tennessee Code Annotated §13-30-112]
- (k) Annual Report. An annual report shall be filed with City Council, containing a detailed financial accounting of the corporation's debt obligations, income (sources and amounts), properties, dispositions, expenditures, acquisitions, contracts (executed and pending within the next ninety (90) days), significant activities, and other data as required by the organizational bylaws and governance documents. This annual report shall be maintained on file for audit purposes and immediately available to the Department of Audit in the Office of the Comptroller of the Treasury upon request. Additionally, all such reports shall be available for public inspection. [Tennessee Code Annotated §13-30-112]
- (l) Annual Audit. An annual audit shall be made of the books and records of the corporation. A copy of the audit shall be filed annually with City Council. [Tennessee Code Annotated §13-30-112(c) and (e)]

Sec. 13-606. Powers.

The Oak Ridge Land Bank Corporation has all powers as set forth in the Tennessee Local Land Bank Pilot Program except as limited by this chapter. [Tennessee Code Annotated §13-30-101 et seq.]

Sec. 13-607. Taxation.

By Tennessee Code Annotated §13-30-104 the Oak Ridge Land Bank Corporation is performing a public function on behalf of the City and is a public instrumentality of the City. Accordingly, the Oak Ridge Land Bank Corporation and all properties of the corporation, including all properties held in the name of the corporation in the land bank, at any and all times owned by it, and the income and revenues from the properties are exempt from all taxation in the State of Tennessee.

Sec. 13-608. Real Property, Inventory List.

The Oak Ridge Land Bank Corporation shall hold in its own name all real property acquired by the corporation for the land bank irrespective of the identity of the transferor of such property. The Oak Ridge Land Bank Corporation shall comply with the provisions of Tennessee Code Annotated §13-30-111 which includes, but is not limited to, maintenance of an inventory for all real property held by the corporation, and establishment of terms and conditions for consideration to be received by the corporation for property transfers.

Sec. 13-609. Conveyance of Property.

The Oak Ridge Land Bank Corporation may convey, exchange, sell, transfer, lease as lessee, grant, release and demise, pledge and hypothecate any and all interests in, upon or to real property of the land bank. All land bank properties shall be sold or leased at fair market value. [Tennessee Code Annotated §13-30-111(d)]

Sec. 13-610. Priorities for the Use of Real Property In the Land Bank.

City Council is authorized by Tennessee Code Annotated §13-30-111(e) to establish a hierarchical ranking of priorities for the use of real property conveyed to the Oak Ridge Land Bank Corporation as part of the land bank. City Council may establish such priorities by resolution.

Sec. 13-611. Appeal Procedure.

City Council hereby establishes the following appeal procedure for any person aggrieved by the decision of the Oak Ridge Land Bank Corporation with respect to real property proposed for acquisition or acquired by, held, and disposed of by the Oak Ridge Land Bank Corporation.

The Board of Building and Housing Code Appeals shall act as the appeals committee required by Tennessee Code Annotated §13-30-118 and all procedures set forth therein shall be followed for these appeals.

Sec. 13-612. Dissolution.

The Oak Ridge Land Bank Corporation may be dissolved in accordance with general law for the dissolution of a public corporation absent any establishment by City Council for dissolution of the corporation. [Tennessee Code Annotated §13-30-113]

Section 2. In accordance with Tennessee Code Annotated §13-30-104(b)(1), the Mayor and/or the City Manager hereby are authorized to and shall certify to the Tennessee Secretary of State evidence of authorization for the City of Oak Ridge, Tennessee, to establish the pilot program and create the corporation.

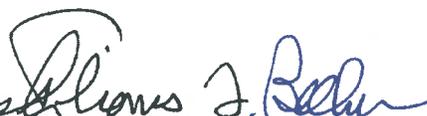
Section 3. In accordance with Tennessee Code Annotated §13-30-104(b)(2), City Council hereby indicates its willingness to appropriate sufficient funds to provide for the initial administration of the corporation.

Section 4. The following properties owned by the City of Oak Ridge shall automatically be transferred to the Oak Ridge Land Bank Corporation by Quit Claim Deed without further City Council action: 214 Waltham Place, 121 Goucher Circle, 112-114 Wade Lane, 608 W. Outer Drive, 175 Outer Drive, 110-112 Walnut Lane, 114-116 Lawton Road, 212-214 N. Illinois Avenue, 134 Houston Avenue, 133 Johnson Road, 101 Decatur Road, and 116 Jarrett Lane.

Section 5. 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


Thomas L. Beehan, Mayor


Diana R. Stanley, City Clerk

First Reading: 08/12/2013
Publication Date: 08/19/2013
Second Reading: 09/09/2013
Publication Date: 09/16/2013
Effective Date: 09/19/2013

RESOLUTION

WHEREAS, by Resolution 5-74-04, City Council approved the Highland View Redevelopment and Urban Renewal Plan, dated May 2004, as prepared by Knoxville's Community Development Corporation (KCDC); and

WHEREAS, by Resolution 5-75-04, City Council created the Highland View Redevelopment Steering Committee to make recommendations to City staff and City Council in the development of the Plan; and

WHEREAS, as authorized by Tennessee Code Annotated § 13-20-208, City Council desires to form an advisory board to assist in coordinating the redevelopment project; and

WHEREAS, the Highland View Redevelopment Steering Committee has offered recommendations to City Council regarding the composition of an advisory board; and

WHEREAS, at its January 25, 2005 meeting, City Council's Housing Committee reviewed those recommendations and has offered a proposed composition of the advisory board for City Council's consideration.

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

That a Highland View Redevelopment Advisory Board is hereby created which shall be comprised of nine (9) members consisting of the Mayor or the Mayor's City Council designee, a member of the Oak Ridge Municipal Planning Commission who shall be designated by the Mayor and confirmed by City Council, and seven (7) members from the community at large with at least three (3) of those members being residents of the Highland View neighborhood.

BE IT FURTHER RESOLVED that the members of the Highland View Redevelopment Advisory Board from the community at large shall include a social service representative, a contractor with renovation and/or remodeling experience, a realtor, an attorney, a home inspector, a banker or individual with similar financial expertise, and an individual with a background in public relations; however, if no individuals meeting these criteria apply for appointment, the Council may appoint persons who do not possess such qualifications.

BE IT FURTHER RESOLVED that the term of office for the Mayor or the Mayor's designee shall be concurrent with the Mayor's term of office, and the term for the representative of the Oak Ridge Municipal Planning Commission shall be three (3) years or until termination of his or her membership on the Planning Commission, whichever occurs first. Of the remaining members, two (2) of those first appointed shall serve for three (3) years, three (3) shall serve for two years, and two (2) shall serve for one year. Thereafter, all appointments to the Highland View Redevelopment Advisory Board, with the exception of the Mayor or the Mayor's designee, shall be for terms of three (3) years and all terms shall commence on April 1.

BE IT FURTHER RESOLVED that, in accordance with Tennessee Code Annotated § 13-20-208, the Mayor or the Mayor's City Council designee shall be the chair of the Highland View Redevelopment Advisory Board.

BE IT FURTHER RESOLVED that the Highland View Redevelopment Advisory Board shall conduct its business in accordance with State law and the Highland View Redevelopment and Urban Renewal Plan, dated May 2004.

BE IT FURTHER RESOLVED that members of the Highland View Redevelopment Advisory Board shall serve without compensation but may be reimbursed for all necessary expenses incurred in the discharge of their duties in accordance with appropriations made by City Council. The Board is not otherwise authorized to make expenditure of City funds.

BE IT FURTHER RESOLVED that the Highland View Redevelopment Advisory Board shall adopt bylaws and may adopt any rules and procedures it feels advisable for the discharge of its duties; however, such bylaws and rules and procedures shall be subject to the approval of the Oak Ridge City Council.

BE IT FURTHER RESOLVED that the Highland View Redevelopment Advisory Board shall prepare written reports on the Board's performance and accomplishments on at least an annual basis, and those reports shall be transmitted to City Council.

This the 7th day of February 2005.

APPROVED AS TO FORM AND LEGALITY:



City Attorney



Mayor



City Clerk

RESOLUTION

WHEREAS, by Resolution Number 5-74-04, City Council approved the Highland View Redevelopment and Urban Renewal Plan, dated May 2004, as prepared by Knoxville's Community Development Corporation (KCDC); and

WHEREAS, to begin implementation of this plan, the creation of a steering committee is recommended; and

WHEREAS, the City Manager recommends the creation of a steering committee to make recommendations to City staff and City Council in the development of the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCILMEN OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and a Highland View Redevelopment Steering Committee is hereby created which shall be comprised of seven (7) members who shall be owner-occupied residents or tenants of the Highland View Redevelopment and Urban Renewal Plan area.

BE IT FURTHER RESOLVED that the charge of the Highland View Redevelopment Steering Committee shall be:

- Compile qualifications needed to be considered by Council to serve on an advisory board, which board is part of KCDC's recommendations as a method of encouraging community involvement in plan development decisions.
- Conduct a comprehensive review of Tennessee Code Annotated §13-20-201 by clearly defining blight and creating a matrix chart for use by the advisory board and City staff for future plan implementation.
- Review and make recommendations for possible amendments to the Oak Ridge Property Maintenance Code.
- Provide other recommendations related to the Highland View Redevelopment and Urban Renewal Plan as the Steering Committee sees fit.

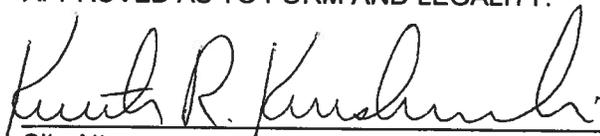
BE IT FURTHER RESOLVED that the Committee shall meet biweekly with the City's Community Development staff serving as meeting facilitators.

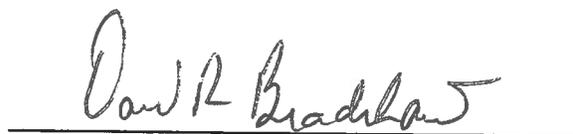
BE IT FURTHER RESOLVED that the Committee shall submit its report and recommendations to City Council no later than 120 days after its first meeting.

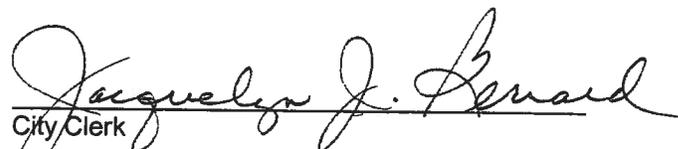
BE IT FURTHER RESOLVED that upon acceptance of the Committee's report by City Council, the Highland View Redevelopment Steering Committee shall cease to exist.

This the 17th day of May 2004.

APPROVED AS TO FORM AND LEGALITY:


City Attorney


Mayor


City Clerk

RESOLUTION

WHEREAS, by Resolution 12-134-03, City Council approved an agreement with Knoxville's Community Development Corporation (KCDC) to provide consultation services related to the City's redevelopment plan and redevelopment objectives; and

WHEREAS, in accordance with the Housing Authorities Law (Tennessee Code Annotated § 13-20-101 et. seq.), the City and KCDC conducted hearings to determine the necessity for adoption of a redevelopment and urban renewal plan; and

WHEREAS, the City and KCDC conducted public input sessions on February 10, 2004, February 17, 2004 and March 2, 2004, and conducted a public hearing on April 13, 2004 as required by law; and

WHEREAS, KCDC prepared a redevelopment and urban renewal plan for the City's Highland View neighborhood pursuant to the procedures required by law; and

WHEREAS, the City Manager recommend be approval of said plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCILMEN OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the attached Highland View Redevelopment and Urban Renewal Plan, dated May 2004, as prepared by Knoxville's Community Development Corporation is hereby approved.

This the 17th day of May 2004.

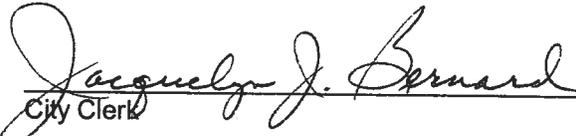
APPROVED AS TO FORM AND LEGALITY:



City Attorney

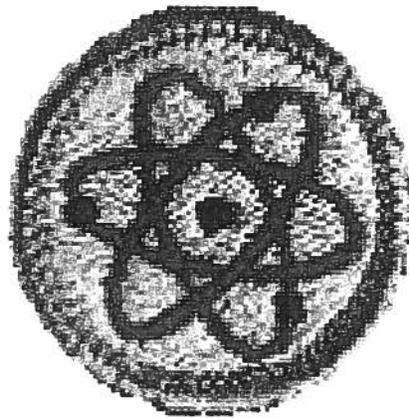


Mayor



City Clerk

**THE HIGHLAND VIEW REDEVELOPMENT AND
URBAN RENEWAL PLAN**



**CITY OF OAK RIDGE, TENNESSEE
MAY 2004**

OAK RIDGE CITY GOVERNMENT

MAYOR – Honorable David R. Bradshaw

Councilman – Tom Beehan, Mayor Pro Tem

Councilwoman – Louise B. Dunlap

Councilman – Leonard A. Abbatiello

Councilman – Willie Golden, Jr.

Councilwoman – D. Jane Miller

Councilman – David N. Mosby

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Exhibits:

- A. Property Boundary Map
- B. List of Vacant Lots
- C. Land Use Map
- D. Relocation Policy

INTRODUCTION

The Oak Ridge City Council "Application for the Renewal of Annual Assistance Payments to the City of Oak Ridge, Tennessee Under the Atomic Energy Community Act of 1955" revealed a number of deficiencies in the community. One reporter stated that Oak Ridge's housing stock is as odd an assortment as one can find. More than 6,000 of the City's 12,000 housing units are from World War II and immediate post-war era. These relatively small units were built by the Federal Government and intended to last for 7 years. They are single family, duplex and four-plex versions, built of Cemesto panels, a mixture of cement and asbestos applied to a fiber core. Perhaps as many as half of these homes should be demolished. Eighteen (18) % of Oak Ridge's rental units stand vacant, unwanted, and deteriorating. Only 5% of the entire housing stock has been built in the last decade. Of the almost 13,000 DOE workers in the region in 2001 only 2,230 or 17% are Oak Ridge residents. The population of Oak Ridge has remained virtually unchanged for 4 decades.

The City comprises 92 square miles, about the same as Knoxville, but 60% is under federal ownership and much of it is rugged and wholly unsuitable for development. Consequently the City's tax base is stagnant.

The acceptance of economic development as a normal part of community life is an important step in bringing credibility and influence to the revitalization movement within our City. Fortunately, our community leadership has recognized the quality of life provided by the many changes which have taken place in the recent past in our physical environment. A number of major development, redevelopment, and restoration projects have been completed or are proposed in our community in the recent past. Significant residential

development has occurred in the southeastern section of our community. However, very little has occurred in the area surrounding the central business district. Likewise commercial and retail development has been slow to develop around the Oak Ridge Turnpike.

In order to create momentum our City must find ways of expanding our economic base, provide new housing, recruit new employees and generate additional commercial activity and opportunities in our center city area. A fully utilized and vibrant downtown is central to future economic growth and a key ingredient for future success of our community. A strong commercial core and new housing are essential for Oak Ridge to continue to generate additional sales tax revenues, expand the ad valorem property tax base and retain consumer dollars in order to expand the local economy.

“Economic development means a community becomes more complex and contains more types of activities. It is also useful to know how others define this elusive term "development". The construction industry considers it to be land development or real estate development; that is, the building of a new structure on a particular site. Where the site is vacant, this activity is called development; where an existing structure is demolished or improved to make way for a new building, it is called redevelopment; where an existing structure is renovated or rehabilitated, it is called preservation or restoration.

Development or growth for its own sake is clearly not an adequate goal for a community. What kind of development is desired? What are the development's benefits? Is development always good? How do communities decide? How can development opportunities be compared and evaluated?

Economic development must ultimately be concerned with preserving and enhancing the quality of life in a community. Appropriate economic development must therefore be concerned not only with economic viability, but also with

community values and goals.

There are no easy formulas. Each downtown community and each neighborhood is unique and will require unique solutions. Thus it is critical to develop a community-based process to clarify the wide range of local issues to be addressed in the development or redevelopment process. To begin, the community must first identify and articulate its own special values and goals. A large degree of meaningful community involvement is required at this stage. Once consensus is achieved, these values help to establish desired directions for growth and diversification, and also provide criteria by which the feasibility of proposals or opportunities can be assessed." (Reprinted from Economic Development On Main Street, April, 1988.)

The potential for commercial development in the proposed redevelopment area will be dependent on attracting new residential development to the city center businesses which should generally adhere to sound land utilization planning. Title 13, Chapter 20 of the Tennessee Code Annotated, as amended (the "Act") authorizes municipalities to establish and utilize housing, redevelopment and urban renewal authorities to undertake redevelopment and urban renewal projects for the elimination of blight and dilapidated or deteriorating structures within their corporate limits. To that end the housing authority or the City may: (1) acquire blighted areas; (2) acquire other real property for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight; (3) acquire real property where the condition of the title, the diverse ownership of the real property to be assembled, the street or lot layouts, or other conditions, prevent a proper development of the property and where the acquisition of the area by the authority is necessary to carry out a redevelopment plan; (4) clear any areas acquired and install, construct, or reconstruct streets, utilities, and site improvements essential to the preparation of sites for uses in accordance with the

redevelopment plan; (5) sell or lease land so acquired for uses in accordance with the redevelopment plan; or (6) accomplish a combination of the foregoing to carry out a redevelopment plan.

This plan, the Highland View Redevelopment and Urban Renewal Plan, is concerned with reinforcing the recent development in the Central Business District and providing development opportunities. Now that the Oak Ridge Mall is scheduled to undergo significant redevelopment, it is past time to shift the emphasis toward the areas that contain significant opportunities for continued economic development.

The purpose of this comprehensive redevelopment plan is to set forth the specific information and requirements which comply with the Act. The Redevelopment Plan establishes the boundaries and identity of the project area, the objectives of the plan, and establishes methods and procedures for an orderly and fair process to accomplish the goals and objectives contained herein. This plan also represents a formal attempt through the City's effort to foster public/private partnerships and leverage private investment in the center city area.

The area surrounding Highland View once constituted a thriving commercial/residential district adjacent to downtown Oak Ridge. During the last 4 decades, however, the area steadily suffered a decline as a commercial/residential district, leaving empty and dilapidated buildings to serve as a blighted area in downtown Oak Ridge.

In recent years, a number of businesses and residents have taken the initiative to renovate a few of the buildings in the area, but these businesses and homes remain interspersed among many blighted and vacant structures. The area has not been able to achieve its full potential as a unique neighborhood district because of continued blighted conditions, inadequate safe, decent and sanitary dwelling units and needed infrastructure improvements. In order to implement the

revitalization of the district, the Oak Ridge City Council approved a contract on December 1, 2003, requesting Knoxville's Community Development Corporation ("KCDC") to develop a redevelopment and urban renewal plan for the Highland View Redevelopment District. Responding to that request, KCDC has prepared this plan and has submitted it as both a redevelopment plan under Section 13-20-203(B) of the Tennessee Code Annotated and an urban renewal plan under Section 13-20-211 of the Tennessee Code Annotated.

This redevelopment and urban renewal plan should help the City achieve its goal of redeveloping the Highland View area for several reasons. First, the adoption of the plan will highlight the importance that the City places on the redevelopment of the area and will hopefully encourage both existing and prospective property owners to pursue actively creative approaches to the improvement of properties in the area. Second, the adoption of a redevelopment plan allows the City to utilize the experience of KCDC in connection with the coordination and implementation of redevelopment efforts in the area. Third, the adoption of a redevelopment plan provides the City with the authority to mitigate blight through the acquisition of blighted properties when necessary. Finally, the adoption of a redevelopment and urban renewal plan gives the City broader authority under state law to make expenditures in the redevelopment and urban renewal area for costs related to the rehabilitation of existing structures.

The ultimate goal of this redevelopment plan is to promote the growth of existing businesses, new residential dwellings, and rehabilitation of existing structures in the redevelopment area while encouraging a broad spectrum of new occupants. Building on the area's existing strengths while facilitating new development is critical to the district's ultimate success. When this plan is fully implemented, the Highland View area will hopefully reclaim its past as a vibrant and self sustaining neighborhood in the Oak Ridge community.

PROJECT AREA BOUNDARY AND EXISTING CONDITIONS

The proposed redevelopment and urban renewal area encompasses an area that is generally bordered by West Outer Drive on the north, Pennsylvania / North Tulane Avenue on the east, Illinois Avenue on the west and Providence Road / Oak Ridge Turnpike on the south. A boundary map depicting the redevelopment area is attached to this plan as Exhibit A.

The redevelopment area presently consists of mixed uses, including retail, institutional, residential and service businesses. A number of the properties in the area have been redeveloped and/or are occupied by active residents and businesses, but these properties are interspersed among properties that are dilapidated or obsolete. Significant efforts to redevelop properties in the area for residential uses have been made, but a number of other buildings that could be redeveloped for residential use remain blighted and dilapidated.

The redevelopment area clearly is eligible to be a redevelopment project area within the meaning of Section 13-20-202(a) of the Tennessee Code Annotated. Based on physical inspections of the area conducted by KCDC and the City Codes Department, the redevelopment area is blighted due to dilapidation of a number of the buildings throughout the redevelopment area. Much of the land use in the area is also deleterious because of vacant buildings, inadequate lot sizes or shapes or inappropriate land uses. The redevelopment area also clearly qualifies as an urban renewal project within the meaning of Section 13-20-212(a) of the Tennessee Code Annotated because the area, based upon physical inspection by KCDC and The City Codes Department, is blighted, deteriorated and deteriorating.

PLAN OBJECTIVES

The primary objectives of this redevelopment and urban renewal plan are:

- * To facilitate the redevelopment of the existing land uses
- * To provide various financial means to rehabilitate owner occupied homes
- * To provide adequate parking, promote vehicular and pedestrian circulation, and improve the traffic flow within the redevelopment district and between the district and surrounding areas
- * To eliminate conditions of blight and blighting influences and incompatible and inappropriate land uses
- * To acquire Applewood Apartments in order to provide land for single family development
- * To develop entryways into the community, to create an “identity”
- * To create a range of housing opportunities and choices through non-profit and for profit developers
- * Continue existing commercial and retail uses in the Grove Center
- * Establish an Advisory Board to encourage community and stake holder collaboration in development decisions
- * Provide tax incentives, grants, loans, free labor and materials or other low cost financing options for rehabilitation and new construction
- * Ensure that new homes are affordable, blend with existing housing in the community, and are visitable.

RELATIONSHIP TO LOCAL OBJECTIVES

Appropriate Land Uses

The appropriate land uses for the redevelopment area are commercial, office, retail, recreational, and residential uses. Such land uses will complement the existing businesses and residences in the redevelopment district and the uses of surrounding areas, including downtown Oak Ridge. A major local objective should be a residential incentive program to promote economic development in the downtown area and to encourage residential development to support downtown businesses. Mixed-use redevelopment should be permitted in the area by encouraging the creation of different types and numbers of units to offer new residents a variety of choices.

The zoning in the area should reflect this mixed use redevelopment. A significant portion of the redevelopment area is presently zoned for residential use. Traditional Neighborhood Development zoning may be the appropriate zoning for a portion of the district. While residential uses should continue to be encouraged, a more appropriate zoning for the entire area is needed, which recognizes and encourages mixed uses. The City should take steps to secure the proper zoning for the area to encourage redevelopment proposals for the appropriate uses. Mixed-use development is preferred by many residents and business owners/operators.

Another important local objective as it relates to land use is to preserve historic structures. The City has strongly emphasized the need to preserve any historical structures within its redevelopment efforts in this district and in other parts of Oak Ridge. The historic significance of the area is acknowledged but not to the extent to consider a historic overlay district. Unfortunately there is no architectural integrity to protect regarding the exterior appearance of the buildings in the district.

Improved Traffic and Public Transportation

Redevelopment of the proposed redevelopment area should also serve to examine, and if necessary, improve the flow of traffic between the center of downtown Oak Ridge, the project area and adjoining neighborhoods. Transit improvements under the redevelopment plan should strive to incorporate the area into downtown Oak Ridge's transportation network and to improve traffic flow through the area, including pedestrian and cyclist traffic. Public improvements in the area should also facilitate access between the redevelopment area and the Center City.

Efforts should also be made to establish a greenway bike and walking path through the district, increasing alternative access to the district and adjacent neighborhoods. In the redevelopment process, emphasis will be placed on the creation of streetscapes to provide green spaces along the City streets in the area. Attractive and safe thoroughfares are critical to attracting businesses and residents to the area.

Public Utilities

Public utilities are already available in the redevelopment area. However, utility improvements may be necessary to promote development. Utility lines may also need to be relocated to promote redevelopment. Underground utilities should be utilized to the extent it is economically feasible to do so.

Recreational and Community Facilities

Although it is not anticipated that any public recreational or community buildings will be constructed in the redevelopment area, the redevelopment of the area is critical to the support of other public facilities. Redevelopment of this area will support the recently approved rehabilitation of the Oak Ridge Mall. A vibrant and

active downtown area should also help in attracting new residents to the redevelopment area.

As was discussed above, as part of the redevelopment of this area, every effort should be made to connect the area to the City's greenway system. This would promote recreational opportunities for the City's residents and encourage visits to the area. As the redevelopment proceeds, efforts should be made to include small park areas as part of the redevelopment.

One glaring problem in the area is the amount of designated on-street parking spaces on narrow winding streets. If at all possible, these parking spaces should be eliminated or mitigated by providing off-street parking wherever possible.

REDEVELOPMENT PROCESS

Although the redevelopment area as a whole is clearly blighted based upon physical inspections by KCDC and the City Codes Officials, certain buildings in the redevelopment area are already redeveloped and contain active businesses and residents. Therefore, the initial step in the redevelopment process would be to compile a list of the properties in the redevelopment area that need to be redeveloped to achieve the goals of this plan . **It is the City's intent to foster existing uses of the properties and not to acquire through eminent domain any owner occupied single family homes.** Further no development activity will be required of properties that are not blighted and are being properly maintained.

Blighted properties would include any properties that meet the definition of "blighted areas" within the meaning of Section 13-20-201 of the Tennessee Code Annotated. "Blighted areas" as defined in that statute are areas, buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community. Dilapidation, for purposes of this statute, means extreme deterioration and decay due to lack of repairs to and care of the area.

Once the City has identified the specific blighted properties, the City will attempt to solicit assistance from area residents, non-profits, churches and others interested in providing materials and labor for those who are on fixed incomes and cannot afford to rehab their properties. Other financial methods will be identified to help finance those who have the resources to fund rehabilitation. In addition, each owner must demonstrate its financial ability to complete any proposed

redevelopment including evidence of the availability of funds to complete the rehab project.

The City will establish an advisory board to be comprised of persons representing, to the extent practicable, the interests described in Section 13-20-208 of the Tennessee Code Annotated. The advisory board will examine the proposals of owners of blighted properties. The advisory board will advise the City in determining whether a proposal is consistent with this plan, whether the proposal is feasible and whether the intended use of the blighted properties are compatible with the land uses of the redevelopment district and with the historic character of the district. The advisory board may discuss a property owner's proposal with the property owner in whatever fashion the advisory board deems appropriate, and the property owner may resubmit a redevelopment proposal to the City based on such discussions. However, the final action on any redevelopment proposal by a property owner will be by the City Administration.

If a property owner whose property has been identified as blighted by the City does not agree with such determination, that property owner may ask the advisory board to consider whether the property is blighted. In such a case, the advisory board will be asked to make a recommendation to City Council as to whether a particular property is blighted. City Council will then make a final determination as to whether a particular property is blighted, and the property owner will have 90 days from such determination to submit a proposal if such property owner's property is determined to be blighted.

If an owner's proposal to renovate its property is approved by the City, the City and the owner will enter into a development agreement under which the owner will agree to develop its property as described in its proposal as approved by the City

If an owner submits a redevelopment proposal, and the City does not approve the redevelopment proposal, the City shall notify the owner in writing, specifying the

reason or reasons why the City did not approve the redevelopment proposal. The owner shall have 60 days from receipt of the notification to submit a revised redevelopment proposal responding to the reasons specified in the notification.

If an owner of a blighted property fails to submit a redevelopment proposal, fails to receive approval of its redevelopment proposal or fails to redevelop its property in compliance with its proposal, the City intends to solicit proposals from individuals willing to redevelop such owner's property unless the property is owner occupied.
No owner occupied property will be purchased by the City.

Responses to such proposals shall also be submitted to the advisory board for its review and will be submitted to the City for approval. The City will enter into a development agreement with any person whose proposal is approved by the City to ensure compliance with the redevelopment proposal.

While the City is soliciting proposals to redevelop blighted properties, the City will also seek proposals from existing property owners in the area who do not have blighted properties but who want to redevelop their properties. Any such proposals should specifically identify what assistance is requested of the City to facilitate the redevelopment. If financial assistance is requested, such financial assistance should be consistent with the financing alternatives discussed under the section "FINANCING PLAN." The City would encourage existing property owners to submit such proposals.

During the redevelopment process, the City intends to work with the neighborhood and/or developers to implement needed infrastructure improvements, such as utilities, streetscapes and landscaping, to enhance the area and to promote traffic and pedestrian flow.

RELOCATION OF RESIDENCES AND BUSINESSES

If any residents or businesses need to be temporarily or permanently displaced to permit redevelopment of the district, the City will assist such residents with locating replacement resources and provide relocation benefits and payments. It is the intent of the City to provide residential moving expenses in accordance with the Federal Department of Transportation schedule that is used by all federal agencies. A copy of the policy is attached as exhibit "D".

In the event that any businesses must be permanently relocated or temporarily displaced during the redevelopment of the area, the City will use its best efforts to assist those businesses in identifying suitable replacement space in the area in close proximity to the area they currently occupy. Reasonable moving expenses will be paid to assist businesses with their relocation expense. However, moving expenses may not exceed the value of the displaced business.

To be eligible for relocation benefits and payments a displaced business or resident must meet a 180 day residency requirement.

LAND ACQUISITION AND DISPOSITION PLAN

The properties that the City anticipates that may be acquired under this plan are: (1) blighted properties for which the owners of rental property have elected not to submit proposals in accordance with this plan, (2) properties that the owners have elected to convey to the City and the City is willing to acquire, (3) rental properties for which proposals were rejected for noncompliance with this plan and (4) such other property as the City may need to acquire to reduce blight, blighting factors or the causes of blight, as permitted by Section 13-20-202(a)(2) of the Tennessee Code Annotated. The City Administration must request funding from the City Council or from other sources to acquire such properties.

Properties identified for acquisition will be obtained through negotiation if possible after securing an appraisal by a Tennessee state licensed appraiser. The City will acquire property in the redevelopment area by condemnation only if negotiations to acquire the property are unsuccessful. Any condemnation of properties shall be in compliance with local, state and federal law and the owners of any property acquired shall receive fair market value for their properties. **No owner occupied property will be acquired under this plan. However, the City reserves the right to acquire any owner occupied property that is "severely blighted" and that refuses to accept any assistance.**

Properties acquired by the City will be disposed of in accordance with state law and specifically Tennessee Code Annotated Sections 13-20-204 and 13-20-210. As provided in those statutes, the City may dispose of any acquired property at such value as the City determines such property should be made available in order that it may be redeveloped for the purposes set forth in the plan. Any such dispositions will be made subject to such restrictions and covenants as the City deems necessary to (a) ensure completion of the redevelopment project after the transfer, (b) maintain the quality of

the redevelopment area, (c) ensure the continued maintenance of the properties in the area, and (d) to comply with such other conditions as are necessary to carry out the purposes of 13-20-204.

PROCEDURE FOR PLAN AMENDMENTS

In the course of implementing this redevelopment plan, amendments to this plan may be warranted. Any amendments to this plan such as adding a tax increment financing provision, changing the boundaries or adding or amending language in the plan will only be adopted by City Council after proper notice, publication, and a public hearing is conducted in the same manner as the hearing was conducted prior to the adoption of this plan.

Notice of any proposed amendments will be given to all property owners within the project area pursuant to the requirements of state law. City Council will be required to pass a resolution adopting any plan amendments.

PROPERTY MANAGEMENT

Due to construction schedules, or other reasons it may be necessary that certain properties may be under management by the City at various times during the redevelopment process in the redevelopment area. Although the primary objectives of the property management activity will be to minimize the length of occupancy of property after acquisition and to relocate occupants as quickly and efficiently as possible into appropriate accommodations in accordance with this plan, relocation and construction activities will be staged in a manner determined most beneficial to the project.

Only such maintenance as may be required for the health and safety of persons lawfully remaining in occupancy will be undertaken with respect to acquired properties. A rent schedule will be established by the City for any property which is to be occupied after acquisition.

FINANCING PLAN

The City will not fund the cost of private redevelopment projects within the redevelopment project. Both property owners and developers of projects within the redevelopment area will be expected to demonstrate the financial ability to undertake and complete any private redevelopment project. Although the City will not pay the direct cost of private redevelopment projects, the City can assist property owners and developers in connection with redevelopment projects through various means, and, would encourage property owners and developers who submit proposals to specifically identify what public assistance may be needed in connection with their redevelopment projects.

The assistance provided by the City can take a number of forms. Specifically, the City can pay the cost of public improvements, such as utility, street and sidewalk improvements, that may be needed in connection with a redevelopment project. The City may also facilitate in-lieu-of-tax agreements through its industrial development board to provide targeted tax incentives for developments which are deemed essential to the redevelopment and renewal of the area.

The City intends to work to promote the redevelopment area as an identifiable district that can be marketed as a destination for both residents and businesses. An appropriate name (for example, "The Historic Highland View District") needs to be utilized to develop recognition of the area. Appropriate signage identifying the area should be installed, and the area should be promoted in information materials.

To the extent the City incurs debt to finance any public improvements, increased property and sales taxes from the redevelopment area should help pay a portion of the debt service relating to that debt. The City does not anticipate, however, using tax increment financing as part of this redevelopment plan, and no tax increment provision is therefore included in this plan.

The following includes various possible financing resources:

HIGHLAND VIEW REDEVELOPMENT DISTRICT FINANCING POSSIBILITIES

COMMERCIAL

1. Industrial Development Board financing
2. Historical Tax Credit financing
3. Specific local property tax abatement for financing
4. City of Oak Ridge General Fund – Economic Development fund
5. Technology 20/20 for business and minority start ups
6. Small Business Association involvement for subsidized financing
7. Low interest financing through area financial institutions under the Community Reinvestment Act
8. Community Development Block Grant funding through the City of Oak Ridge
9. Economic Development funding through the State of Tennessee
10. Tax Increment Financing

RESIDENTIAL

1. General Obligations Bonds from the City of Oak Ridge to be used for very low interest 2nd mortgage homeowner rehabilitation
2. Tax Incentive financing (up to 20 years) to increase new houses built by private sector (This type of financing is only available in redevelopment districts)

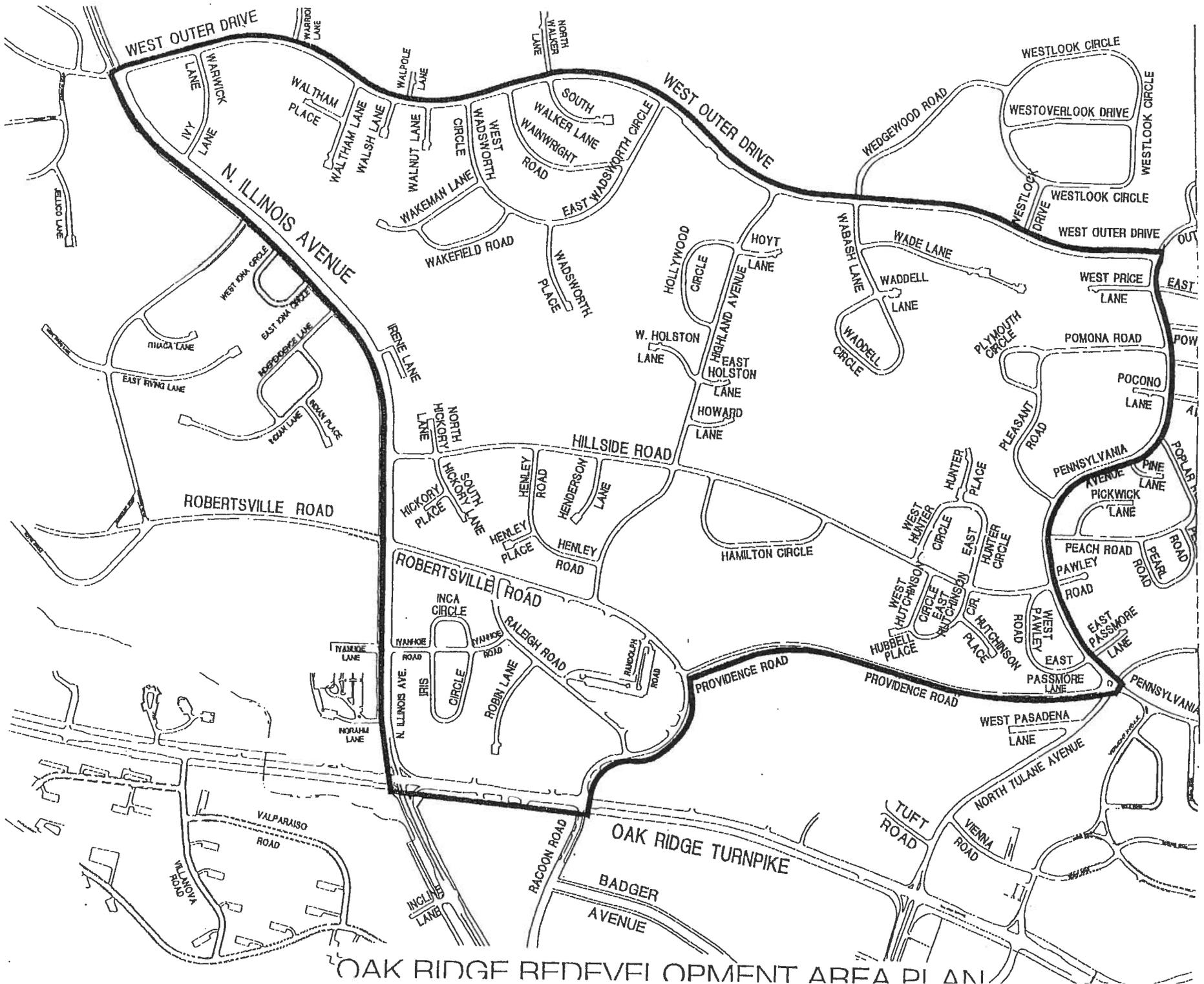
3. City of Oak Ridge General fund – using Economic Development set asides
4. Public/Private donations for specific housing needs (i.e., BWXT, Wackenhut, DOE)
5. Community Development Block Grant funding through the City of Oak Ridge for grants
6. Federal Home Banks through local financial partners for grants
7. Special low interest financing through area financial institutions specifically set for rehabilitation financing for homeownership (subsidized through Fannie Mae, Freddie Mac)
8. Home Equity Conversion Mortgages (HECM) for elderly homeowners through area financial institutions
9. Establish a HUD HOME consortium for federal HOME funding directly to Oak Ridge bypassing THDA
10. Group Work camp or World Changers activity to rehab older low income households through ecumenical activity funded through matching funding from City of Oak Ridge or funding
11. Lead Based Paint grants for rehabilitation through the City of Oak Ridge

PUBLIC PROPERTIES (PARKS, POOL, ETC.)

1. Department of Interior grants for greenways, parks, etc.
2. Community Development Block Grant funding (including funding similar to Scarboro Community Center)
3. Public/Private donations for specific needs (i.e., UT/Battelle, Bechtel Jacobs, et.)
4. General Obligation Bonding from the City of Oak Ridge for public need

5. Redirection of existing budgets within the City of Oak Ridge for more extensive funding to Highland View for a period of time
6. Public donations to accomplish specific projects (i.e., Jackson Square bricks)
7. Public events (fundraising) to support specific projects (i.e., car washes, auctions, etc.)

RESOLUTIONS



Project Boundary Map
Exhibit "A"

OAK RIDGE REDEVELOPMENT AREA PLAN

Figure 5.1 Residential Moving Expense and Dislocation Allowance Payment Schedule

State	Occupant owns furniture (1) and (2)										Occupant does not own furniture (3)		
	Number of rooms of furniture										Each add. Room	First room	Each add. Room
	1	2	3	4	5	6	7	8					
Alabama	400	525	650	775	900	1025	1150	1275	125	300	50		
Alaska	525	750	975	1200	1400	1575	1750	1925	150	350	50		
American Samoa	282	395	508	621	706	790	875	960	85	226	28		
Arizona	500	600	700	800	900	1000	1100	1220	100	300	50		
Arkansas	250	350	450	550	625	700	775	850	75	200	25		
California	575	750	925	1100	1325	1550	1775	2000	200	375	60		
Colorado	400	550	700	850	1000	1150	1300	1450	150	300	50		
Connecticut	250	400	550	650	750	850	950	1050	100	225	35		
Delaware	250	400	550	650	750	850	950	1050	100	225	35		
DC	250	400	550	650	750	850	950	1050	100	225	35		
Florida	500	650	825	1000	1150	1300	1450	1600	150	400	75		
Georgia	450	650	850	1000	1220	1350	1500	1600	125	250	35		
Guam	282	395	508	621	706	790	875	960	85	226	28		
Hawaii	550	900	1250	1550	1850	2100	2350	2600	200	300	100		
Idaho	400	550	700	850	950	1050	1150	1250	100	300	50		
Illinois	400	550	700	800	900	1000	1100	1220	100	325	35		
Indiana	250	400	550	650	750	850	950	1050	100	225	35		
Iowa	550	700	800	900	1000	1100	1220	1300	125	250	25		
Kansas	300	500	700	850	900	1000	1100	1220	150	250	50		
Kentucky	450	620	790	960	1130	1300	1470	1640	170	350	50		
Louisiana	250	350	450	550	625	700	775	850	75	200	25		
Maine	350	450	550	650	725	800	875	950	75	200	25		
Maryland	350	500	650	800	925	1050	1175	1300	100	225	35		
Massachusetts	250	400	550	650	750	850	950	1050	100	225	35		
Michigan	425	625	825	900	1025	1150	1300	1400	200	375	100		
Minnesota	400	500	700	850	1000	1150	1300	1400	100	275	50		
Mississippi	400	500	600	700	800	900	1000	1100	100	300	50		
Missouri	500	600	700	800	900	1000	1100	1220	100	300	50		
Montana	325	450	575	725	825	900	1000	1100	100	250	35		
Nebraska	345	485	620	760	865	965	1070	1175	105	275	35		
Nevada	360	540	720	900	1080	1260	1440	1620	180	300	60		
New Hampshire	450	600	750	900	1050	1220	1350	1500	150	200	150		
New Jersey	350	500	700	850	1000	1150	1250	1400	250	225	35		
New Mexico	400	650	880	1040	1220	1360	1520	1680	160	360	55		
New York	400	550	700	850	1000	1150	1300	1450	150	300	100		
North Carolina	350	500	650	750	850	950	1050	1150	150	250	50		
North Dakota	350	500	650	775	900	1025	1100	1225	125	300	45		
N. Mariana Is.	282	395	508	621	706	790	875	960	85	226	28		
Ohio	400	600	800	950	1100	1250	1400	1550	150	250	50		
Oklahoma	450	600	750	900	1025	1150	1275	1400	100	300	50		
Oregon	350	500	700	900	1075	1250	1425	1600	175	300	50		
Pennsylvania	250	400	550	650	750	850	950	1050	100	225	35		
Puerto Rico	250	350	450	550	625	700	775	850	75	200	25		
Rhode Island	400	500	600	700	800	900	1000	1100	100	300	25		
South Carolina	550	625	850	1000	1220	1350	1475	1650	150	400	50		
South Dakota	350	500	650	800	900	1000	1100	1200	200	300	40		
Tennessee	450	600	750	900	1050	1220	1350	1500	150	300	50		
Texas	350	500	650	800	950	1050	1150	1250	100	300	50		
Utah	250	350	450	550	625	700	775	850	75	200	25		
Vermont	350	500	650	800	950	1050	1150	1250	100	300	50		
Virgin Islands	250	350	450	550	625	700	775	850	75	200	25		
Virginia	300	500	600	700	800	900	1000	1100	100	225	35		
Washington	450	600	750	900	1050	1220	1350	1500	150	300	50		
West Virginia	500	650	775	900	1075	1225	1350	1500	150	225	35		
Wisconsin	350	500	650	750	850	950	1050	1150	125	325	60		
Wyoming	300	400	500	600	700	800	900	1000	100	200	35		

Exceptions:

- (1) An occupant will be paid on an actual cost basis for moving his or her mobile home. In addition, a reasonable payment to the occupant for packing and securing property for the move may be paid at the agency's discretion.
- (2) An occupant who moves from a mobile home may be paid for the removal of personal property from the mobile home in accordance with moving and dislocation allowance payment schedule.
- (3) The expense and dislocation allowance provided to a person who is an occupant of a dormitory style room shared by two or more unrelated persons and whose residential move is performed by the agency at no cost to the person, is limited to \$50.

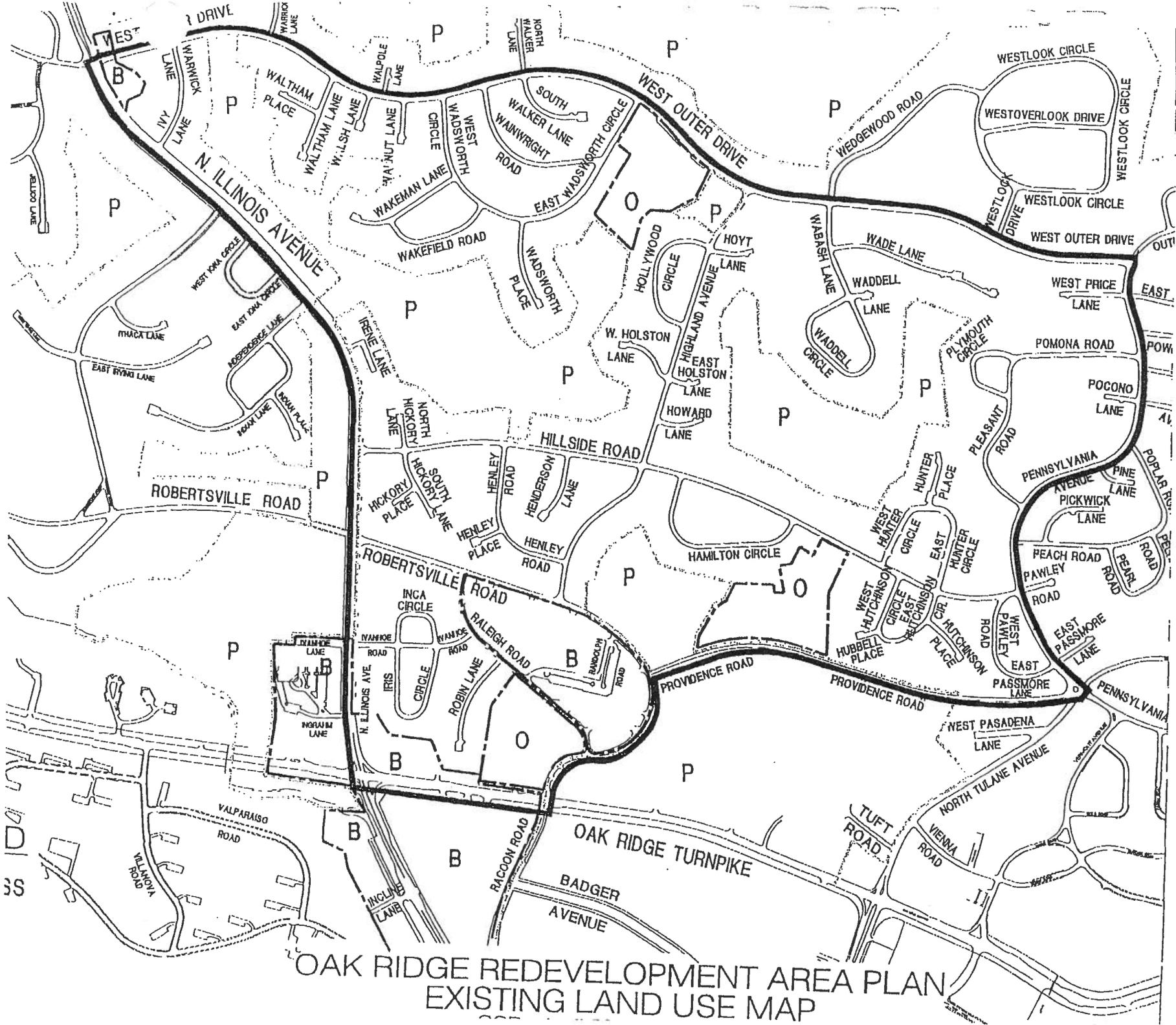
SECTION 3. NON-RESIDENTIAL MOVES

5-7. ACTUAL, REASONABLE, AND NECESSARY MOVING EXPENSES. Any business, farm operation, or non-profit organization (NPO) which qualifies as a displaced person is entitled to payment of actual moving and related expenses that the sponsor determines to be reasonable and necessary, including expenses for:

- (1) Transportation of personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the sponsor determines that relocation beyond 50 miles is justified.
- (2) Packing, crating, unpacking, and uncrating of the personal property.
- (3) Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, including substitute personal property described at paragraph 5-10 below. This includes connection to utilities nearby. It also includes modifications to the personal property to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt utilities at the replacement site to the personal property. (Expenses for providing utilities from the right-of-way to the building or improvement are excluded.)
- (4) Storage of personal property for a period not to exceed 12 months unless the sponsor determines that a longer period is necessary.
- (5) Insurance for the replacement value of the personal property in connection with the move and necessary storage.
- (6) Any license, permit, or certification required of the displaced person at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit or certification.
- (7) The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.
- (8) Professional services necessary for, planning the move of personal property, moving the personal property, and/or installing the relocated personal property at the replacement site.
- (9) Relettering signs and replacing stationary on hand at the time of displacement that are made obsolete as a result of the move.
- (10) Other actual moving related expenses that are not listed as ineligible under paragraph 5-2, as the sponsor determines to be reasonable and necessary.

5-8. ACTUAL DIRECT LOSS OF TANGIBLE PERSONAL PROPERTY. A displaced business, farm operation, or NPO that decides to discontinue operations rather than relocate or elects not to relocate some items of personal property may claim actual, reasonable and necessary expense for the direct loss of personal property. The payment shall consist of the lesser of:

- (1) The fair market value of the item for continued use at the displacement site, less the proceeds from sale. To be eligible for payment the displaced person must make a good faith effort to sell the personal property, unless the sponsor determines such effort is not necessary, (i.e. it is determined that the cost of sale will likely exceed any potential proceeds). When the property loss is claimed for goods held for sale, the fair market value shall be based on the reasonable cost of the goods to the business, not the potential selling price. ;or
- (2) The estimated cost of moving the item, but with no allowance for storage. If the business, farm operation, or NPO is discontinued, the estimated cost shall be based on a moving distance of 50 miles.



OAK RIDGE REDEVELOPMENT AREA PLAN
 EXISTING LAND USE MAP

Land Use Map
 Exhibit "C"

Vacant Lots Located in the Highland View Area

ID	District	Map #	Parcel	Address	Acres	Zoning District	Land Use
7788	2	16 BZ	70 110	HENDERSON LN	0.27	R1B One Family Residential Districts	Vacant
5769	2	12 CN	28 111	HICKORY HOLLOW DR	0.59	R1A One Family Residential Districts	Vacant
5725	2	12 CN	36 104	HICKORY HOLLOW DR	0.54	R1A One Family Residential Districts	Vacant
6957	2	12 CN	38 100	HICKORY HOLLOW DR	1.01	R1A One Family Residential Districts	Vacant
2512	2	16 CA	356 114	HIGHLAND AVE	0.59	R2 Two/Three/Four Family Residential Districts	Vacant
2938	2	16 CB	91 119 W	HUTCHINSON CIR	0.37	R1C One Family Residential Districts	Vacant
11040	2	16 CB	97 106 E	HUTCHINSON CIR	0.19	R1C One Family Residential Districts	Vacant
5426	2	14 BY	6 334	ILLINOIS AVE	0.42	R2 Two/Three/Four Family Residential Districts	Vacant
6110	2	14 BY	22 296	ILLINOIS AVE	0.21	R2 Two/Three/Four Family Residential Districts	Vacant
6506	2	14 CC	60 300 W	OUTER DR	0.42	R1C One Family Residential Districts	Vacant
4516	2	13 BZ	29 554 W	OUTER DR	0.4	R2 Two/Three/Four Family Residential Districts	Vacant
4754	2	13 BX	22 667 W	OUTER DR	0.24	R1B One Family Residential Districts	Vacant
5999	2	13 BX	21 665 W	OUTER DR	0.23	R1B One Family Residential Districts	Vacant
9873	2	17 CC	57 89 E	PASADENA RD	0.25	R1C One Family Residential Districts	Vacant

Exhibit "D"

Vacant Lots Located in the Highland View Area

ID	District	Map #	Parcel	Address	Acres	Zoning District	Land Use
4159	2	16	CB 5	PAWLEY RD	0.28	R1C One Family Residential Districts	Vacant
1420	2	16	CB 112	PROVIDENCE RD	0.43	R1C One Family Residential Districts	Vacant
8259	2	16	BZ 331	ROBERTSVILLE RD	0.47	B2 General Business Districts	Vacant
191	2	17	CA 361	ROBERTSVILLE RD	1.76	O2 Office Districts	Vacant
12042	2	17	CB 24.02	TULANE AVE	0.56	R2 Two/Three/Four Family Residential Districts	Vacant
86	2	14	BZ 93	WADSWORTH CIR	0.5	R2 Two/Three/Four Family Residential Districts	Vacant
87	2	14	BZ 95	WADSWORTH CIR	0.4	R2 Two/Three/Four Family Residential Districts	Vacant
8111	2	14	BZ 92	WADSWORTH CIR	0.31	R2 Two/Three/Four Family Residential Districts	Vacant
8112	2	14	CA 64	WADSWORTH CIR	0.27	R2 Two/Three/Four Family Residential Districts	Vacant
11093	2	14	BZ 143	WAINWRIGHT RD	0.21	R2 Two/Three/Four Family Residential Districts	Vacant
11094	2	14	BZ 55	WAINWRIGHT RD	0.22	R2 Two/Three/Four Family Residential Districts	Vacant
9748	2	14	BZ 57	WAINWRIGHT RD	0.3	R2 Two/Three/Four Family Residential Districts	Vacant

Exhibit "D"

Vacant Lots Located in the Highland View Area

ID	District	Map #	Parcel	Address	Acres	Zoning District	Land Use
8059	2	14 BZ	136 112	WAKEMAN LN	0.231	R2 Two/Three/Four Family Residential Districts	Vacant
10024	2	14 BZ	135.01 114	WAKEMAN LN	0.214	R2 Two/Three/Four Family Residential Districts	Vacant
8060	2	14 BZ	136.01 110	WAKEMAN LN	0.186	R2 Two/Three/Four Family Residential Districts	Vacant
8061	2	14 BZ	137 108	WAKEMAN LN	0.178	R2 Two/Three/Four Family Residential Districts	Vacant
6702	2	13 BZ	11 120 N	WALKER LN	0.54	R2 Two/Three/Four Family Residential Districts	Vacant

RESOLUTION

WHEREAS, by Resolution 10-130-02, City Council approved the "Oak Ridge City Council Strategic Plan, The Path Forward, 2003-2007"; and

WHEREAS, one of the major initiatives of said strategic plan is rehabilitation of existing housing; and

WHEREAS, in order to meet the major initiative of rehabilitation of existing housing, the City of Oak Ridge desires to obtain consulting services to assist the City in its redevelopment objectives and preparation of a redevelopment plan; and

WHEREAS, Knoxville's Community Development Corporation (KCDC) is a housing authority as defined by State law with broad experience and success in preparing and implementing redevelopment and urban renewal plans; and

WHEREAS, KCDC has proposed to provide consultation services to the City, which proposal the Interim City Manager recommend be accepted.

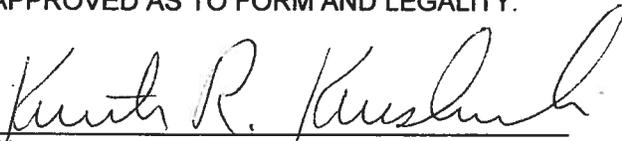
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCILMEN OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the Interim City Manager is approved and the attached services agreement between the City of Oak Ridge and Knoxville's Community Development Corporation for the provision of professional consulting services related to the City's redevelopment plan and redevelopment objectives, in the estimated amount of \$28,000.00, is hereby approved.

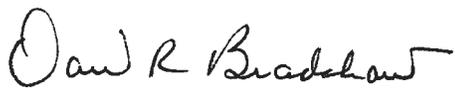
BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 1st day of December 2003.

APPROVED AS TO FORM AND LEGALITY:



City Attorney



Mayor



City Clerk

SERVICES AGREEMENT

THIS SERVICES AGREEMENT, made and entered into as of the _____ day of _____, 2003, by and between THE CITY OF OAK RIDGE, a municipal corporation organized and existing under the laws of the State of Tennessee ("City"), and KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION, a public body corporate and politic of the State of Tennessee, herein referred to as "KCDC",

WITNESSETH:

WHEREAS, the City is proposing a redevelopment and urban renewal project consistent with the Housing Authorities Law, under the Tennessee Code Annotated, Title 13, Chapter 20, et. seq.; and

WHEREAS, KCDC, by and through its contractual relationships with the Department of Housing and Urban Development, the State of Tennessee, and other similar federal and state agencies, and with the City of Knoxville and the Metropolitan Knoxville Airport Authority has successfully administered and is presently administering public projects, and redevelopment programs; and

WHEREAS, KCDC is experienced in land acquisition, negotiations, relocation, demolition, site preparation, community involvement, downtown and neighborhood development projects; and

WHEREAS, the City desires to utilize, from time to time, the expertise of KCDC; and,

WHEREAS, the City is legally authorized to approve redevelopment and urban renewal plans and has requested KCDC's assistance as a consultant in preparation and implementation of redevelopment and urban renewal plans;

WHEREAS, the Board of Commissioners of KCDC, by resolution approved on July 26, 2001, has authorized its appropriate executive officers to enter into such contractual relationship for the purpose of providing administrative and technical assistance in the area of redevelopment needed to successfully implement redevelopment and urban renewal projects pursuant to plans that are approved by the City.

NOW, THEREFORE, for and in consideration of the foregoing and the mutual terms, covenants and conditions hereof, the Parties hereto agree as follows:

1. Scope of Services
 - a. Redevelopment and Urban Renewal Plan Preparation
 - b. Assist the City in conducting Public Hearings

2. Notice to Proceed

Before the implementation of any services by KCDC, other than those described in Section 4, the City shall issue a "Notice to Proceed" to KCDC, which notice shall outline the specific scope of services from the list provided above. KCDC will assist in the drafting the necessary scope of services and budgetary items if requested.

3. Accounting

KCDC shall submit a complete and final accounting of expenditures to the City and the City will reimburse KCDC for all administrative expenses.

4. Initial Services and Fees

The initial services to be provided by KCDC pursuant to this agreement will be to provide consulting services in connection with the preparation and adoption of a redevelopment and/or urban renewal plan in an area specified in the Plan. As part of such services, KCDC will prepare drafts of such plan for review by the City staff and presentation to the City Council of the City. KCDC will also assist the City in conducting such public hearings as are required under applicable state law relating to the plan. KCDC shall be paid a fee of \$28,000 for providing such services.

5. Delivery of Services: KCDC shall be responsible for the execution of the required services in an economically sound manner, consistent with prudent business practices and within reasonable periods of time in accordance with such applicable federal, state, and local laws and requirements.

6. EQUAL EMPLOYMENT OPPORTUNITY: During the performance of the Contract, KCDC agrees:

- a. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin and that it will take affirmative action to ensure that applicants are employed and that

employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training, including apprenticeship. KCDC agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause;

- b. That it will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin;
- c. That it will cause the foregoing provisions to be inserted in all subcontracts for any work covered by the Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

7. Insurance

The services to be performed under this Agreement shall be performed entirely at KCDC's risk. KCDC shall maintain in full force and effect, during the entire term of this Agreement, Liability Insurance, along with Commercial General

Liability, Workers' Compensation and Automobile Insurance, in the minimum limits set forth below, and shall provide to the City certificates of insurance.

a. Commercial General Liability:

General Aggregate	\$2,000,000
Products - Completed/Op. Aggregate	\$2,000,000
Personal & Adv. Injury	\$1,000,000
Each occurrence	\$1,000,000

b. Workers' Compensation and Employer's Liability as provided for in applicable statutes.

c. Automobile Liability (Including all owned, non-owned, leased and hired vehicles)

Bodily Injury	\$250,000	each person as limited by the Tort Liability Act
	\$600,000	each occurrence as limited by the Tort Liability Act
Property Damage	\$ 85,000	each occurrence as limited by the Tort Liability Act

8. Independent Contractor. It is expressly agreed and understood that the KCDC is an independent contractor and shall not represent itself, its agents or employees as agents or employees of the City. Nothing herein is to be construed as to create any employer-employee relationship between KCDC and the City of Oak Ridge; neither KCDC nor any of its employees shall be deemed to be employees or agents of the City. At all times material to this Agreement, any

subcontractors or agents employed by KCDC shall be considered acting under the supervision, direction and control of the KCDC.

The City recognizes that any redevelopment or urban renewal plan adopted by the City will be implemented by the City or its designated representative. KCDC will provide additional consulting services to the City or its designated representative relating to the adoption or implementation of redevelopment and urban renewal plans as a part of a separate contract for services to be negotiated by KCDC and the City or its designated representative..

9. No Conflict of Interest

No Commissioner shall be admitted to any share or part of this Agreement or to any benefit to arise from the same. PROVIDED that the foregoing provision of this Section shall not be construed to extend to the contract made with a corporation for its general benefit.

No officer, employee, or member of the governing body of KCDC or who exercises any function or responsibilities in connection with the carrying out of the project to which this Agreement pertains shall have any private interest, direct or indirect, in this Agreement.

11. Amendment and Termination

This Agreement shall remain in effect as long as mutually agreeable to both Parties and may be amended from time to time as deemed appropriate and

acceptable to both Parties. This Agreement may be terminated at any time by either Party through the issuance of a written notice.

12. Entire Agreement

This Agreement represents the entire agreement between KCDC and the City and supercedes all prior negotiations, representations and agreements either written or oral.

IN WITNESS WHEREOF, the Parties hereto have set their signatures on the day and year first above written.

APPROVED AS TO FORM
AND LEGALITY:

CITY OF OAK RIDGE, TENNESSEE

City Attorney - City of Oak Ridge

By: _____
Mayor

ATTEST:

KNOXVILLE'S COMMUNITY DEVELOPMENT
CORPORATION

Alvin J. Nance, Secretary to KCDC

By: _____
William Lyons, Chairman

APPROVED AS TO FORM:

Mark Mamantov, Legal Counsel - KCDC

Highland View Redevelopment Member Card

Staff Liason Matt Widner
Title Community Development
Housing Specialist
Email mwidner@oakridgetn.gov
Phone 865-425-3580

Member Details

Members	Officers	Term Expires
Councilmember Tom Beehan Mayor or Mayor's Designee		12/31/2014
Ms. Sharon Crane Highland View Resident		12/31/2014
Ms. Karen Crutchfield		12/31/2015
Mrs. Ida Farrar		12/31/2015
Mr. Bill Moore Highland View Resident		12/31/2014
Mr. Gerald Cooksey		12/31/2013
Ms. Rosa Korpi Highland View Resident		12/31/2013
Ms. Claudia Lever Planning Commission Representative		12/31/2013
Ms. Laurel Patrick Contractor with renovation and/or remodeling experience		12/31/2013

RESOLUTION

A RESOLUTION TO DISSOLVE THE HIGHLAND VIEW REDEVELOPMENT ADVISORY BOARD
CREATED BY RESOLUTION 2-17-05.

WHEREAS, by Resolution 2-17-05, City Council created the Highland View Redevelopment
Advisory Board as part of the implementation of the Highland View Redevelopment and Urban Renewal
Plan approved by Resolution 5-74-04; and

WHEREAS, by Ordinance 08-2013, City Council created the Oak Ridge Land Bank Corporation
for the purpose of supporting economic revitalization through returning vacant, abandoned, and tax-
delinquent properties to productive use; and

WHEREAS, unlike the Highland View Redevelopment Advisory Board, the Board of Directors for
the Oak Ridge Land Bank Corporation will look at economic revitalization citywide rather than in one
geographic area; and

WHEREAS, therefore, the Highland View Redevelopment Advisory Board has fulfilled its purpose
and the board's economic revitalization activities will now be broadened to apply citywide through the Oak
Ridge Land Bank Corporation.

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

That the Highland View Redevelopment Advisory Board has fulfilled its purpose and is hereby
dissolved effective immediately.

This the 13th day of January 2014.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Thomas L. Beehan, Mayor

Diana R. Stanley, City Clerk

ELECTRIC DEPARTMENT MEMORANDUM

13-30

DATE: December 13, 2013
TO: Mark S. Watson, City Manager
FROM: Jack L. Suggs, Electric Director
SUBJECT: MEMORANDUM OF UNDERSTANDING FOR A FIBER OPTIC NETWORK

Introduction

An item for City Council's consideration is a resolution approving a Memorandum of Understanding with the Oak Ridge School Board of Education concerning the installation and operation of a fiber optic ring designed to meet the technological needs of both the City of Oak Ridge and the Oak Ridge School System.

Funding

The approval of this resolution binds the City into an agreement to construct the fiber ring described in the paragraphs that follow. The total cost of that project is estimated to be \$1,440,000. The Board of Education has committed \$367,000 to the project. The balance of the monies is included in the Capital Improvements Program, and the current year amounts are included in the current budget for the Electric Fund. Cost sharing and impact aspects of the project for the other funds are included in the paragraphs below, but involve no issuance of debt by any party.

Review

The Memorandum of Understanding under consideration establishes the framework upon which a City-wide fiber optic network can be constructed which will meet the foreseeable needs of the School System, the City's utilities and other communication and data transmittal needs. The project has been discussed with the Council in work sessions and at City Council meetings.

The project genesis was approximately three years ago, when meetings at the staff level between employees of the Schools and the City revealed that the parties shared a need for high speed fiber optic communications across much of the City. The physical layout of the school's facilities, the location of the City's electrical substations, water and sewer facilities and other data end points, such as fire stations, strongly suggested that dynamic synergies were available from which all parties could benefit.

As such, a staff level working group with representatives from both the Schools and multiple City departments was formed to develop the idea into a workable plan and explore implementation strategies. As the plan showed promise, a specialty design firm, Fiber Planners was retained to aid in developing a fiber layout plan and to design the loop and prepare cost estimates.

The layout design consists of a main loop around the City or "backbone" which will include fibers for all of the users. The attached map shows the approximate route. Note that, at this time, facilities at the far west end of the City are not included in the system. From the main loop, laterals will branch to individual user facilities, each carrying extra fibers that other users could reserve and use. The system will be constructed in the "utility zone" of the power poles. This means that the system will need to be owned and operated by the City of Oak Ridge Electric Utility.

There are four primary user groups of the proposed system: Oak Ridge Schools, Oak Ridge Electric Department, Oak Ridge Water utilities and Oak Ridge General Fund functions. The users are discussed in the paragraphs that follow.

Electric System

The fiber system is the backbone for two portions of the Utility Modernization Program. First is the Supervisory Control and Data Acquisition (SCADA) system for our substations. Having SCADA available will allow implementation of a dynamic demand response system, monitoring of the system condition for load adjustment, and aid in outage response. The Automated Meter Infrastructure (AMI) system will allow not only remote meter reading and control, but also provide the mechanism for future rate structures, including those that feature demand response programs and direct load control to the extent that the City and their customers choose to take place in these programs. It will allow the City to participate in TVA programs both in place now and coming on line which provide substantial savings to utility customers and in some cases to the utility itself, based on load shifting and electric peak shaving.

In preparation for the Utility Modernization Program, cash reserves have been developed which are sufficient to install this portion of the program. As such, the system is anticipated to be paid for from the Electric Fund with monies on hand. Cost will be allocated to other users of the system in accordance with the MOU.

The entire Utility Modernization Program will require the addition of two employees, one for the SCADA system and one for the AMI system. Our current estimates are that after these and other costs are in and the systems complete, the City will save over \$300,000 per year.

Oak Ridge Water and Wastewater Utilities

Neglecting the AMI aspects, the Water and Wastewater Utility will benefit in communications and in operation of their SCADA system. Currently, the water SCADA system is being operated from the Water Plant and communications are provided through a mix of mediums.

The new system will allow better functioning of these complex systems and eliminate the existing need to lease new lines.

Oak Ridge General Fund Activities

Currently, the City pays over \$50,000 a year in leased data lines. Even at these costs, communications between facilities such as fire stations, the animal shelter and even the Central Services Facility are sometimes inadequate. The new system will enhance efficiencies across the City's information network and streamline costs by eliminating the need to lease and add lines.

Oak Ridge School System

The school system has a need for high speed data links between its facilities for many reasons, including communication and record keeping, but also the administration of state mandated student tests which are administered electronically. In meeting those needs, the Schools now spend approximately \$95,000 per year on leased data lines which will be eliminated once the project is complete.

The school system will use one third of the fibers in the main fiber backbone. They are prepared to make a total contribution of \$367,000 toward the project, plus a proportioned share of ongoing maintenance and operation costs as outlined in the MOU. The School Board has approved purchase of materials for the project in the amount of \$298,752.31, subject to execution of the attached Memorandum of Understanding. The remainder of their contribution will be a direct transfer to help offset splicing and other costs.

Third Party Users

It is not staff's intent to enter the fiber optic communication business. Some utilities do provide this service, while others lease "dark fibers" to other companies. Staff has not explored these uses and does not wish to compete with existing service providers. Should such an interest develop, the MOU specifically states that such uses require the approval of all users.

Future Actions of Council

Upon approval of this MOU, City Staff will develop a contract for cable acceptance and splicing of the new system. These costs are considerable, but are included in the estimate of the overall system cost. The cost of the initial splicing will require a contract estimated to be \$210,000. Additionally, staff will develop an emergency splicing agreement at a cost to be determined. This will provide emergency repairs to the fiber without the City investing in equipment or training.

Installation of the system will be primarily made by the City Electric system's labor and material contractor, currently Service Electric Company. The contract provides supplemental labor and emergency response capabilities. Companies, such as Service Electric Company, have extensive experience in this fiber optic installation. Several City Electric Department employees also have experience in fiber optic cable installation which will be further developed over time.

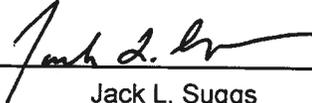
As a side issue, this contract is expiring soon. Staff plans on re-bidding over the next few weeks. We will insure that any successful bidder has experience and equipment required for fiber optic installation.

Overall installation will be monitored by Fiber Planners to insure quality control while the City Staff develops its expertise.

Recommendation

The development of a fiber optic system for Oak Ridge is a significant step forward for the community. It will provide a stable, cost effective platform for the future communication needs of the City and its School System. Staff recommends approval of the attached resolution and with it, endorsement of the project by the City Council.

Attachment(s): Maps
Resolution
Memorandum of Understanding



Jack L. Suggs

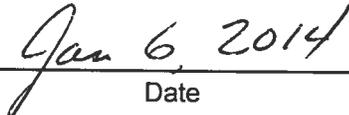
cc: Gary Cinder, Public Works Director
Amy Fitzgerald, Government Affairs and Information Services Director

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 A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF OAK RIDGE, TENNESSEE, AND THE OAK RIDGE SCHOOL BOARD OF EDUCATION CONCERNING THE INSTALLATION AND OPERATION OF A FIBER OPTIC NETWORK DESIGNED TO MEET THE TECHNOLOGICAL NEEDS OF BOTH PARTIES.

WHEREAS, the City of Oak Ridge and the Oak Ridge School Board of Education have negotiated a memorandum of understanding concerning the installation and operation of a fiber optic network designed to meet the technological needs of both parties; and

WHEREAS, the City Manager recommends approval of the memorandum of understanding.

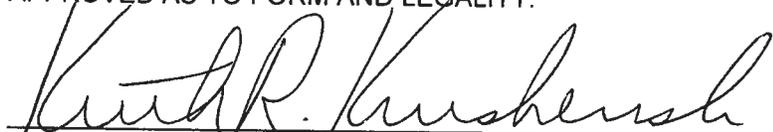
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the attached Fiber Optics Communication System Memorandum of Understanding between the City of Oak Ridge, Tennessee, and the Oak Ridge School Board of Education concerning the installation and operation of a fiber optic network designed to meet the technological needs of both parties is hereby approved.

BE IT FURTHER RESOLVED that said memorandum of understanding binds the City to construct the fiber optic network, which has an estimated total project cost of \$1,440,000.00, with the Oak Ridge School Board of Education committing \$367,000.00 toward project costs.

This the 13th day of January 2014.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Thomas L. Beehan, Mayor

Diana R. Stanley, City Clerk

**FIBER OPTICS COMMUNICATION SYSTEM
MEMORANDUM OF UNDERSTANDING**

Regarding the Funding, Installation, Ownership, Operation and Maintenance of a Fiber Optic
Communications Backbone in the City of Oak Ridge, Tennessee

This Memorandum of Understanding is between the City of Oak Ridge, Tennessee, ("City") and the Oak Ridge Schools Board of Education and is governed by the Laws of State of Tennessee.

WITNESSETH

WHEREAS, the City of Oak Ridge working through its Electric Department (hereinafter referred to as "Electric Department") has need for communications between and among its substations, meters and various control points, which need can best be satisfied by the installation of a fiber optic system which connects these various points; and

WHEREAS, the Oak Ridge Board of Education (hereinafter referred to as "School Board") also has a need for high speed communications between, among and within its facilities, including, but not limited to, school buildings, the Administration Building and the new data center currently under construction which needs can best be met using fiber optic communication systems; and

WHEREAS, other departments and functions of the City of Oak Ridge operating through its City Manager have also expressed a need for high speed communications between and among various City facilities and utility infrastructure which needs can best be met using fiber optic communication systems; and

WHEREAS, the City of Oak Ridge Electric Department, acting as a distributor of TVA power under the TVA contract and in accordance with its Rules and Regulations has determined that cooperation with the School Board and the non-electric functions of the City best serves the needs of the electric customer through reduction of cost, and enhancement of economic development opportunity in addition to improvement of education and City supplied services without negatively affecting the electrical system from either an operational or financial perspective; and

WHEREAS, the School Board has expressed interest in funding the initial costs for acquiring the materials necessary to establish a fiber optic communications backbone for the collaborative use of these expected users.

NOW, THEREFORE, in consideration of the mutual promises and representations contained herein, the City and the School Board do hereby agree as follows:

- 1.0 To cooperate and collaborate in the design, installation, operation, maintenance and repair of a fiber optic communications system designed and constructed to meet both the shared and individual needs of the participants.
 - 1.1 This joint project will be called the Oak Ridge Fiber Optics Communications System (hereinafter referred to as the "Fiber Optics Communications System" or the "System").
 - 1.2 The backbone of the System shall be installed by or at the direction of the Electric Department within spaces and areas of owned or shared facilities reserved exclusively for electric utility equipment, including such area on utility poles covered by joint use agreements, but not necessarily owned by the City, commonly referred to as the "electric utility zone" on overhead infrastructure and utilize utility clearances for qualified high-voltage utility employees. Any System extension that utilizes the "electric utility zone" shall be installed by or at the direction of the Electric Department. Individual entities may extend specific taps in the communication zone of pole lines without the involvement of the Electric

Department, should they so desire, but such lines shall be subject to a joint use pole agreement and be owned and maintained outside of this MOU.

- 1.3 The design and layout shall be collaboratively developed by the parties and a formal letter of agreement will be executed by all parties for any change, addition or deletion to any section of the System, excepting only additions that are fully funded by a particular party and which are isolated from the System in total.
- 1.4 That this MOU does not include any reference to the electronics installed except that no equipment will be installed which adversely impacts the ability of the other parties to use their fiber and no participant may sub-let or sub-contract any portion of their System use rights to any other party who is not a party to this document without the written consent of all participants named above.
- 2.0 That fiber will be identified in buffer tubes as being dedicated to each particular participant and that no party will have the right to use or interfere with the rise of fibers that are not initially assigned to them without the written consent of the affected parties.
 - 2.1 The fiber buffer tubes of the Electric Department shall not be cut by any party for any reason except under the direction of the Electric Director.
 - 2.2 The fiber buffer tubes of the School Board shall not be cut by any party for any reason except under the direction of the Superintendent.
 - 2.3 The fiber buffer tubes specified as "all other City uses" shall be shared among various City organizations and users, with specific assignments and reservations being an internal matter of the City.
 - 2.4 Unless agreed to in writing by the affected parties, the following rights are granted to users:

Principal Fiber Participant	Fibers in Cable			
	288-Joint	48 - School Tap	48 - City Tap	48 - Electric Tap
School Board	96	24	12	0
City Electric Department	96	12	12	48
All other City uses	96	12	24	0

Fibers used by any Automated Meter Infrastructure which collects data through electric meters will be counted against the Electric Department totals.

- 2.4 Any participant intending to access the shared tap fibers assigned above to any other participant ("Principal Fiber Participant") shall first provide reasonable notice to all other participants of its intent to access and use the shared fibers and all sharing shall be implemented by the use of mid-cable access techniques outside of the perimeter walls of the Principal Fiber Participant's physical structures. No participant will accrue any right of access or use to the interior spaces of any other participant's buildings without the Principal Fiber Participant's express written permission and no participant shall have any right to store, use or maintain shared fibers or related equipment of any description in any other participant's facility, however described, except with the express written permission of the owner.
- 3.0 Costs of Construction/Installation (including splicing):

- 3.1 The School Board will contribute the total amount of Three Hundred Sixty-seven Thousand Dollars (\$367,000.00) for the materials, construction and installation of the Fiber Optic Communications System's backbone. The School Board's contribution shall be used exclusively to purchase necessary materials and to pay for splicing contracts incurred during the construction of the Fiber Optics Communications System backbone. Prioritization of funds shall occur so as to provide the School Board with dark fiber that is operational and ready for use.
 - 3.2 The School Board's contribution described in Section 3.1 will be the School Board's entire financial contribution to the Fiber Optic Communications System and the School Board will, thereafter, have the right to use the System at no additional cost, however described, for the entire life of the System except for maintenance and repair obligations described in Section 4.0 below.
 - 3.3 The Electric Department shall be solely responsible for the construction and installation of the Fiber Optic Communications System's backbone and all necessary splice costs not covered by the School Board's contribution described above.
 - 3.4 Allocation of cost for installation and additionally required splicing between the Electric Fund and other City funds shall be an internal matter of the City of Oak Ridge.
 - 3.5 Any remaining materials left over from the initial construction of the project shall be stored for future use as follows: (1) remaining 288 strand fiber will be stored by the City's Electric Department for use on future repairs to the ring; and (2) remaining 48 strand fiber will be divided equally between the City and the School Board and stored for use on future repairs to their respective taps.
- 4.0 Operation, Maintenance & Repair
- 4.1 For any cable installed in the utility zone or within limited clearances of electrical equipment, plus any cable which contains fiber reserved for use by more than one party, operation, maintenance and repair will be the responsibility of the Electric Department.
 - 4.1.1 System operation costs, such as transfers between poles and other non-maintenance, no-repair items necessary for the continuity of the system will be the responsibility of the Electric Department.
 - 4.1.2 Cost of repairs will be recorded and maintained by the Electric Department in a work order system on a section by section basis.
 - 4.1.3 The costs of maintenance and repair to the System will be assessed to and shall be verified by all parties on an annual basis in amounts determined on a section by section basis proportioned by the number of fibers used or reserved by the various parties. [For example, repairs on a 288 fiber line in the main loop would be normally charged 33 1/3 % to each party.]
 - 4.1.4 Cost billed will be net cost after recovery of any payment due from any third party (insurance, court settlement, etc.). Payments received toward the cost of repairs after a settlement is made or a judgment is collected will be credited to the next settlement as appropriate.
 - 4.1.5 Should there be a case where additions or modifications to the fiber optic ring design/layout/implementation are required or desired, all three participating parties must agree to the addition or modification and the costs related to the addition or modification will be divided equally among the participants unless otherwise agreed in writing.

4.1.6 Necessary repairs will be promptly reported to the Electric Department by the participants and the Electric Department, wherever possible, shall, if possible, complete necessary repairs within twenty-four hours after its receipt of the repair report.

5.0 Tree Trimming

5.1 Tree trimming for any fiber that contains multiple users shall be at the expense of the Electric Department and shall be subsidiary to other trimming work.

5.2 Tree trimming of a line which crosses a non-Right of Way area to serve a particular user shall be at the expense of that user.

6.0 Service Delivery Points

6.1 This MOU covers only cable to a specified service delivery point after which the cable becomes the property and responsibility of the party receiving service. If no service delivery point is specified, it shall be considered a point fifteen feet from the last attachment to a utility pole.

7.0 Upgrade and Replacement

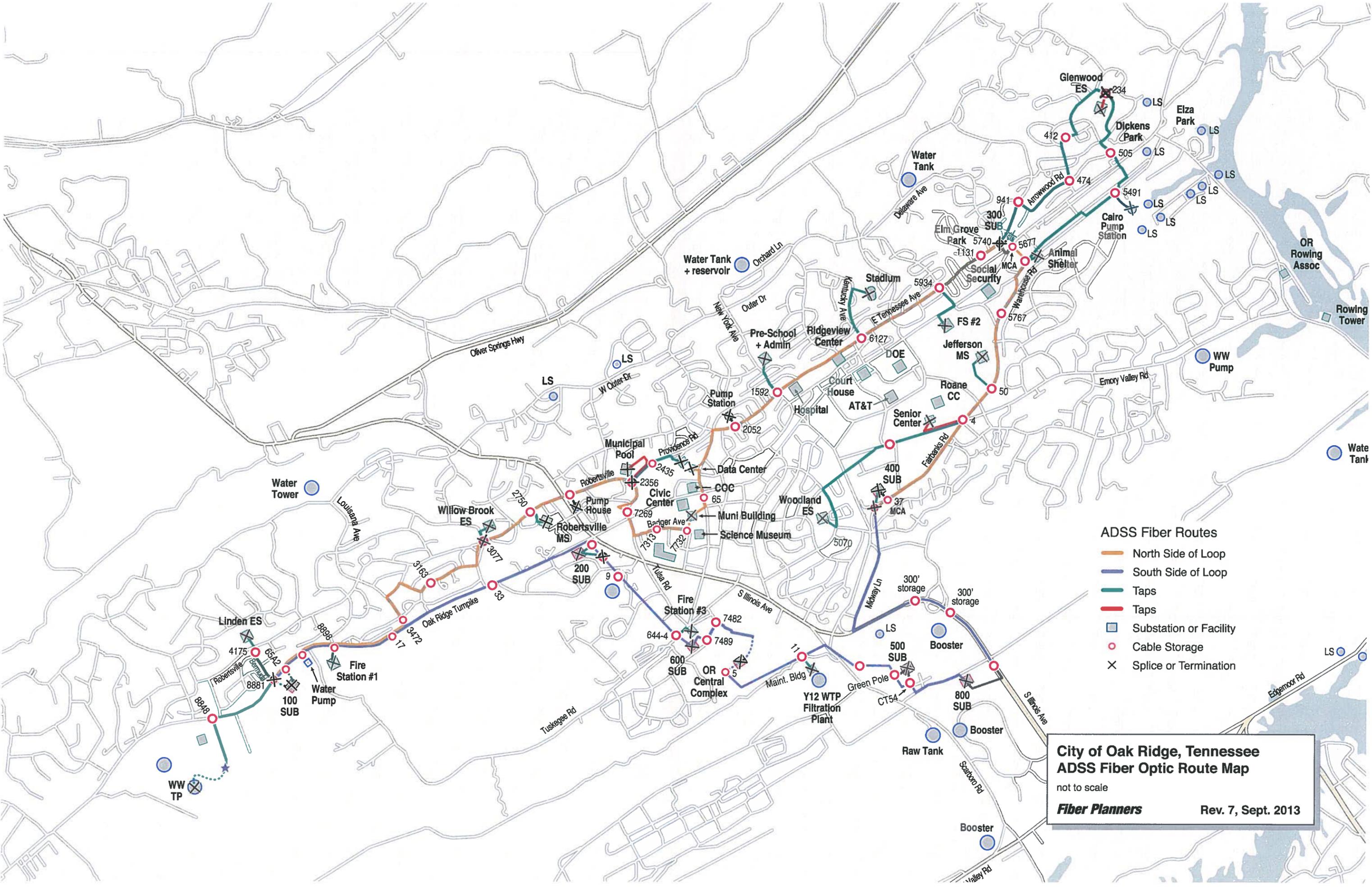
7.1 If, during the service life of the System any party determines more capacity is needed, or, as the end of the service life of the installation approaches, all parties must be permitted to participate in all plans for adding to or replacing the installation.

8.0 Failure to Perform

It is the intent of this document that the parties will work together in resolution of disputes. However, it is understood that the City of Oak Ridge, operating through its Electric Department is solely responsible for the maintenance and operation of lines in the "utility space" of its infrastructure and, as such, failure of the City's electric function to adequately operate, repair and maintain the System could have significant impact on the other entities. Likewise actions by the other parties could negatively affect users of this shared resource.

8.1 Notice of Failure to Perform: If either party to this MOU believes that the other party is not performing its duties within the spirit and intent of this MOU, including providing access to properties, performing maintenance and repair in a timely manner or other such items, notice shall be served in the form of a letter outlining the deficiencies noted and specifying the required corrective actions. The receiving party shall respond within ten working days with an explanation, plan for corrective action, or other response, but shall address the concerns of the first party.

8.2 In the event that the failure to perform involves the Electric Department failing to meet reasonable standards for maintenance and repair of the System and the response from the City does not satisfy the complaints against the Electric Department, the School Board shall request and the City shall supply within five working days a list of three independent qualified electric line contractors who, having met requirements of insurance, licensing, and experience are authorized to work on the Electric System inside the utility zone. The School Board shall then have the right to cause such repairs or maintenance be performed by one of the three independent contractors with cost being charged among the parties as specified in Section 4.1.3. The Electric Department maintains the right to inspect the work being conducted for compliance with the published standards of the Electric Department, the requirements of the code and quality of workmanship.



City of Oak Ridge, Tennessee
ADSS Fiber Optic Route Map
 not to scale
Fiber Planners Rev. 7, Sept. 2013

CITY COUNCIL MEMORANDUM
14-01

DATE: January 6, 2014

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager
James T. Akagi, Chief of Police

SUBJECT: OVERHIRE OF ONE POLICE OFFICER FOR ASSIGNMENT AS A SCHOOL RESOURCE OFFICER (SRO)

Introduction

An item for City Council's consideration is a resolution authorizing the hiring of an additional Police Officer over and above authorized personnel staffing levels in order to assign an existing Police Officer as a School Resource Officer (SRO) with the Oak Ridge Schools.

Funding

Due to various retirements and personnel turnover within the Oak Ridge Police Department (ORPD), savings from unfilled positions allows the use of FY 2014 authorized funding to be available. Please note that authorization of the additional staffing level will be an initial commitment/consideration for inclusion in the FY 2015 budget. Prior consideration for additional personnel has been limited by the City Manager due to the need for projected growth in sales tax, which is now moving in a positive direction.

Background/Analysis

Due to increased cooperation with the Oak Ridge Schools, the SRO program is involved with enhanced levels of successful efforts toward student safety and use of law enforcement to reduce unacceptable student behaviors.

In December 2013, ORPD personnel were dispatched to Robertsville Middle School and the High School for emergency calls for disturbances regarding students armed with dangerous weapons. These incidents resulted in a BB gun being seized from the locker of a Middle School student and a .357 caliber pistol and narcotics seized from the vehicle (which was parked on campus) of a High School student. Initiatives to eliminate these types of incidents will be further assisted by an expanded SRO component. Of concern to the Police Chief and the City Manager was that no impact on street Patrol units would occur. At this time, an expansion by one (1) officer is recommended.

In 2011, the Oak Ridge School Board expressed a goal of having one SRO per school, which was not possible due to budgetary constraints nor recommended by the Police Chief, who identified an ultimate need of four officers. The School Board has indicated an interest in supporting some of the costs of these positions, but that funding is not under consideration at this time. In June 2013, Bruce Borchers was hired as the Superintendent of Schools and shortly thereafter met with the ORPD to discuss long-term school safety and security issues, including assignment of additional SROs, and worked with the Police Department on physical and procedural changes that enhance safety. In August 2013, ORPD stationed a Sergeant and two officers to offices at the High School and Alternative School, allowing for greater visibility of the Police Department at school facilities.

In FY 2012, juvenile crime in Oak Ridge increased by 29.9% from FY 2011, according to TBI statistics, which are produced annually. According to the latest statistical analysis of incidents at the High School,

reported crime has decreased over the last year since the deployment of additional ORPD officers there; further detailed as follows:

School Year 2012/13
ORHS Incidents: 57

School Year 2013/14
ORHS incidents: 31 YTD (projected total of 51; approximately an 11.5 % decrease)

The total ORPD incidents at the High School this school year are trending lower than last year and are likely to remain lower than last year's numbers as we progress into the last semester of the 2013/14 school year. This trend is significant, especially considering the fact that incidents/arrests tend to be initially higher when more police personnel are directed into hot spot areas. These statistics are encouraging given the timeframe to analyze the dataset of incidents is shortened (August 2013- January 2014), which doesn't allow for the full deterrent effect of the increased police presence to be measured.

Based on a Grade 17 (Police Officer) level employee, it would cost approximately \$110,298 to fully fund the median salary, benefits, uniforms/equipment and basic SRO certification training (**without overtime**) of a Police Officer assigned as a SRO, as well as purchase and equip a vehicle (based on October 2013 figures); further detailed as follows:

- Median Police Officer (Grade 17) Salary: \$41,964 + ~\$12,546 (Benefits) = ~\$54,510
- Uniforms/Enforcement Equipment: ~\$4,000
- Basic SRO Training: ~\$1,500
- Patrol Vehicle: \$50,288
- Total: \$110,298 (~\$60,010 without a vehicle)

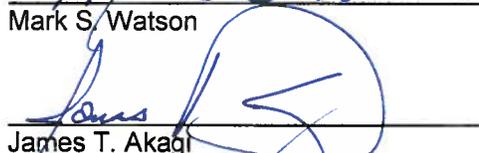
Approval of the resolution will authorize the selection of an additional officer for Patrol functions, and will allow the immediate transfer of an SRO trained officer for school assignment. Any necessary modifications of the current Memorandum of Understanding between the City and ORS will be coordinated by the Police Chief, reflecting the assignment of a second SRO to ORS.

Recommendation

Adoption of the attached resolution is recommended to overhire one Police Officer.



Mark S. Watson



James T. Akagi

Attachment

RESOLUTION

A RESOLUTION TO AUTHORIZE THE HIRING OF ONE ADDITIONAL POLICE OFFICER OVER AND ABOVE THE CURRENT BUDGETED NUMBER OF POLICE OFFICERS IN ORDER TO ASSIGN AN EXISTING POLICE OFFICER AS A SCHOOL RESOURCE OFFICER.

WHEREAS, the City desires to assign an additional police officer as a school resource officer in the Oak Ridge Schools as a means to further the City and School's common goals of providing a safe learning environment for students, a safe working environment for educational staff, prevention and reduction of juvenile delinquency, and promotion of positive attitudes regarding the role of law enforcement in society; and

WHEREAS, the current budgeted number of police officers does not permit an additional police officer to be assigned as a school resource officer without negatively impacting patrol; and

WHEREAS, in order to not impact patrol levels, the City is requesting authorization to hire one additional police officer over and above the current budgeted number of police officers in order to assign an existing trained police officer as a school resource officer; and

WHEREAS, current savings from unfilled positions will fund the additional police officer through the end of Fiscal Year 2014 and continued funding will be included in subsequent proposed budgets; and

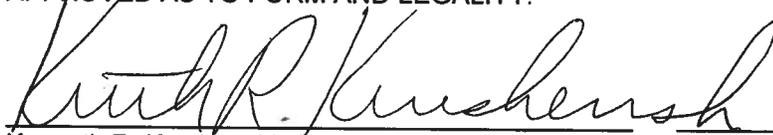
WHEREAS, the City Manager requests authorization from City Council to hire an additional police officer.

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 City Council hereby authorizes the hiring of one additional police officer over and above the current budgeted number of police officers in order to assign an existing trained police officer as a school resource officer.

This the 13th day of January 2014.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Thomas L. Beehan, Mayor

Diana R. Stanley, City Clerk