

## AGENDA

December 4, 2023

6:00 p.m.

Regular Monthly Meeting

Ripley City Courtroom

1. Roll call by Mayor Fitzhugh
2. Invocation
3. Pledge of Allegiance
4. November 6, 2023 minutes as printed and delivered in agenda package.
5. November 2023 financial statement as printed and delivered in agenda package.
6. Correspondence
7. Mayor's comments
8. Department reports
9. Public comment is allowed by a signup at City Hall by noon on the day of meeting
10. Consider purchase of 2023 F-150 4x4 Super Cab pickup (Lonnie Cobb Ford) GSA price \$43,278 – budgeted for Animal Control
11. Consider grant contract amendment between State of Tennessee and City of Ripley for TN Law Enforcement Training Academy
12. Consider Flock Safety 60-month contract locking in price per camera for contract term
13. Consider grant contract between the State of Tennessee Department of Health and City of Ripley – County Health Council Collaborative Action for Resilience and Equity (CARE) grant \$246,104
14. Consider SBA Communications Corporation proposal to build a new tower at the present site (Quality Cove) and consider 30-year lease extension of existing lease and add the expansion area into renewal:
  1. Increase base rent to \$1,000 per month at end of original lease date 3/20/2030
  2. CPI escalations
  3. Offer of 20% revenue share on the new tower
  4. \$50,000 signing bonus upon mutual execution of the lease renewal with the expansion

15. Consider American Tower proposal to extend current lease with the First Amendment to Land Lease Agreement (Henry Street) including:
  1. One-time payment of \$3,500
  2. Option to extend lease for each of three (3) additional five-year renewal terms
  3. Rent and Escalation of \$916.67 per month commencing November 1, 2026 and beginning of each month renewal term
  4. Revenue sharing of \$150 per month for each sublease
16. In order to preserve the status quo, we are tabling the appointment considerations at this time for Ripley Power and Light Board
17. Consider to reschedule January board meeting due to New Years Day holiday
18. Consider amendment to the accountability agreement between TN Department ECD, City of Ripley and Faist Light Metals Tennessee to extend the end date for a period of one year and to amend the calculation of performance percentage due to COVID-19 pandemic