

PROPERTY MANAGEMENT COMMITTEE

January 22, 2015

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum
Commissioner Carol Cook
Commissioner Trey Gooch
Commissioner Paul Johnson
Commissioner Shawn Kaplan
Commissioner Mike Kusch
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess
Jeff Davidson
Becky Shelton

Chairman McAdoo presided and called the meeting to order at 5:30 p.m. with all members being present at that time.

MINUTES:

"Commissioner Kusch moved, seconded by Commissioner Cook, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

SALE OF DELINQUENT & SURPLUS PROPERTY:

Jeff Davidson addressed the Committee advising bids would be accepted on the Baker Road and Liddell Road properties February 6.

Mr. Davidson next advised a for sale sign was placed on the 3.5 acre Claude Jones Road property and an on-line auction was held with a high bid of \$7,600 from a neighbor. This property was donated to the County. Mr. Davidson recommended acceptance of the bid. Following discussion,

"Commissioner Gooch moved, seconded by Commissioner Kaplan, to accept the offer of \$7,600 for the 3.5 acre Claude Jones Road property. This motion passed unanimously by roll call vote."

DEJARNETTE LANE PUMP STATION PROPERTY:

This matter was discussed last month. Mayor Burgess provided a sketch of the site showing the area the City already owns (in white), the areas the County owns (red and yellow) and the area the City wishes to acquire (red). The property was left over when the school was built. The City plans to replace the current pumping station which is critical to the school and neighborhoods and wants to straighten the road to the pumping station and clean up the entrance. There is a lot of high vegetation on the property and the property has no real value to the County or any use. DeJarnette Lane is a higher elevation than the pumping station. Mayor Burgess advised the County needed to be a good partner to enhance the work and requested approval as a good faith attempt with the City. The Committee was advised the County has not been maintaining the area and it is better off with trees. At last month's meeting the Committee moved to ask the City of Murfreesboro to purchase the whole tract so the County would have no further maintenance and Commissioner Kusch inquired why the City did not want the additional property. Mayor Burgess advised it was more effort than it was worth to change the paperwork. Commissioner Baum advised the County does not want the liability or requirement to maintain and does not want more money but couldn't the City take it all as it may need maintenance in the future. Mayor Burgess advised he was not sure where the property line was and the map may not show the entire tract and it may be more than shown in yellow. Following discussion,

"Commissioner Johnson moved, seconded by Commissioner

Kusch, to approve the request to purchase as presented and authorize execution of required documents.

Commissioner Kusch moved to amend the original motion, seconded by Commissioner Baum, to authorize the County Mayor to offer to deed the entire tract of County owned property on the north side of DeJarnette Lane to the City of Murfreesboro for the same money as currently offered. This amendment passed unanimously by roll call vote.

The original motion passed unanimously by roll call vote."

UPDATE ON JUDICIAL BUILDING:

Mayor Burgess advised the Design Review Committee met January 21 and he reviewed the written agenda, objectives and guiding principles. The County should have a reasonable estimate of the cost of the building by April 15. The Design Review Committee has determined the four court scheme is the approach to take and the Committee was provided information supporting the decision. Mayor Burgess advised he is pleased with the professional group assembled. The Design Review Committee will discuss and decide how to place the proposed building on the property with underground parking at its next meeting.

UPDATE ON EMS ADMINISTRATIVE BUILDING CONSTRUCTION:

Mayor Burgess advised the renovation is under contract and moving along nicely.

REQUEST FOR UTILITY EASEMENT BY CONSOLIDATED UTILITY DISTRICT:

Mayor Burgess next advised Consolidated Utility District has requested a 30' utility easement along Manchester Highway on the Whitworth Buchanan School property to expand water services. Mayor Burgess advised he did not know if the current line was on the school property or where it was located. Commissioner Kusch asked if the School Board had reviewed the easement and if it would interfere with any future building or expansion of the school. Mayor Burgess advised the easement was adjacent to the highway and it would not affect the school as it is far off the road with the ability to put a high school there as well. The School Board is aware of the easement but the County owns the property. Commissioner Kaplan advised as a new Commissioner he was uncomfortable giving permission for the easement without knowing the location and further details. Mayor Burgess advised further information could be provided before the Commission meeting. Following discussion,

"Commissioner Kusch moved, seconded by Commissioner Kaplan, to approve execution of the Consolidated Utility District easement subject to location of the easement and verification it is adjacent to the Manchester Highway and is not detrimental to the school sites. This motion passed unanimously by roll call vote."

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 6:24 p.m.

ALLEN McADOO, Chairman