

PROPERTY MANAGEMENT COMMITTEE

April 23, 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  
Stan Vaught  
Chandler Vaught  
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 Johnson moved, seconded by Commissioner Cook, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

SHERIFF'S OFFICE NARCOTIC DIVISION PROPERTY REPORT:

Mayor Burgess advised some property had been found but he has not been able to negotiate an acceptable price so he had no recommendation at this time and advised he was still looking for appropriate property.

VEHICLE MAINTENANCE AND SOLID WASTE PROPERTY REPORT:

Mayor Burgess advised there is a major need for a vehicle maintenance shop, solid waste office and potential convenience center location and he was recommending purchase of 19 acres on the corner of Florence Road and Singer Road between Murfreesboro and Smyrna. The site is close to I-840, is zoned light industrial, is in the County but has sewer by the City and water by CUD. Mayor Burgess advised he thought this was an ideal location. The original asking price was \$1,600,000 which has been negotiated down to \$1,250,000. The County has made an offer subject to a negative finding from Phase One environmental study and confirmation by the County Engineer that no part of the property is in the flood plain, flood way or wetland which the County Engineer has confirmed is not. Mayor Burgess advised a relative of the owner of this property has adjoining property with a house on it and he may try to get a right of first refusal on this house. The rules were suspended to allow Stan Vaught to address the Committee who advised the home in question is currently for sell. Chairman McAdoo advised this is a good location for these purposes. Following discussion,

"Commissioner Cook moved, seconded by Commissioner Baum, to approve the recommendation of the County Mayor to purchase 19 acres at the corner of Florence Road and Singer Road at \$1,250,000 and forward the same to the Budget Committee and Commission. This motion passed unanimously by roll call vote."

EMS ADMINISTRATION BUILDING REPORT:

Mayor Burgess advised for the information of the Committee EMS administration would be moving into the new building May 4 and the station will continue to operate out of the house.

NEW JUDICIAL BUILDING REPORT:

Mayor Burgess advised the project is moving smoothly and quickly and is in the schematic design phase. It is projected to have six stories with the first floor for Clerks and the upper five for Courts and support staff, one floor will be unfinished with the main entrance facing Lytle Street. Notice has been given to the Maple Street tenants to vacate as of September 30. The next Design Review Committee meeting will be May 13.

Mayor Burgess advised the front of the building is still under review and discussion. Commissioner Baum advised he thought the front should be consistent with the theme of the downtown area and not look like a hospital. The amount of glass on the front seems to be an issue with some.

Commissioner Kaplan questioned if a parking garage designer had been hired and if anyone had followed up with having Central Parking run the garage. Commissioner Kaplan has been advised there were problems with the City parking garage because they did not hire a parking garage designer. Chairman McAdoo advised the County was a partner in payment and not design. Stan Vaught addressed the Committee regarding the City parking garage and plaza because he was Property Management Chairman during that project. He advised the corner of the property belongs to the County and has piers to support a building. When the City contacted the County they had already settled on a builder and designer. Although the parking garage was supposed to be a paying facility, it cost more in personnel to run than revenue taken in. Additionally, they could not charge employees so it hurt revenue. Mr. Vaught advised he felt the new garage will be mostly employees as well. Mayor Burgess advised they have talked about putting infrastructure in the parking garage to be able to charge in the future. There are too many parking spots in Murfreesboro to support a parking garage. Additionally, they would have to charge \$8 or \$9 per one or two hours and he did not think they could get that in Murfreesboro. It takes \$6 for debt service cost for two hours parking and then you would have personnel to run the facility, on-call personnel and maintenance personnel on top of that.

Mayor Burgess advised the City may be interested in helping with the garage and it is under discussion.

HISTORICAL PLAQUE AT NEW PARKING GARAGE:

Chairman McAdoo advised pursuant to the recent article in the Daily News Journal regarding a founding family that lived on the site he thought a historical plaque may be in order at the new parking garage. Rutherford County Historian Greg Tucker has offered to take on this project but funding will also be required. Mayor Burgess advised it will not be an expensive process and the matter can be brought back for approval. Following discussion,

"Commissioner Gooch moved, seconded by Commissioner Kusch, to approve the concept of a historical plaque at the new parking garage. This motion passed unanimously by acclamation."

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 6:19 p.m.

---

ALLEN McADOO, Chairman