

PROPERTY MANAGEMENT COMMITTEE

May 24, 2012

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum
Commissioner Adam Coggin
Commissioner Carol Cook
Commissioner Gary Farley
Commissioner Chantho Sourinho
Commissioner Matt Young
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess Robert Arnold
Randy Garrett 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 Sourinho moved, seconded by Commissioner Cook, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

LICENSE AGREEMENT BETWEEN STATE OF TENNESSEE, DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND RUTHERFORD COUNTY:

The Committee was provided a copy of the proposed License Agreement with the State of Tennessee, Department of Environment and Conservation for the space in the Goldstein's building used by the State office that issues septic permits. The area is 1,560 square feet at a rent of \$650 per month. Following discussion,

"Commissioner Farley moved, seconded by Commissioner Sourinho, to approve the License Agreement with the State of Tennessee, Department of Environment and Conservation for lease of said space, authorize execution by appropriate County officials and forward the same to the Budget Committee. This motion passed unanimously by roll call vote."

SPACE FOR SHERIFF'S OFFICE:

Mayor Burgess reminded the Committee of the prior authorization to spend up to \$1,000,000 to acquire additional space for the Sheriff's Department and advised he had made an offer on 964 New Salem Road of \$750,000 with conditions. David Kline has advised he anticipates renovations to approximate \$250,000. The property is 12,000 square feet adjacent to the east boundary of the Sheriff's Department current property. The conditions to be met are (1) a Phase 1 environmental, (2) satisfactory oil removal from the floor so a new floor covering will work and (3) approval by the Commission. The funding was included in the prior bond issue. Following discussion,

"Commissioner Farley moved, seconded by Commissioner Coggin, to accept and approve the offer of \$750,000 for the property located at 964 New Salem Road contingent upon the conditions of (1) a Phase 1 environmental, (2) satisfactory oil removal from the floor so a new floor covering will work and (3) approval by the Commission. This motion passed unanimously by roll call vote."

REPORT ON S.O. KITCHEN RENOVATION/EXPANSION:

Sheriff Arnold advised the kitchen work was moving along and they may be ahead of schedule. The kitchen is supposed to be open by October 1.

UPDATE ON S.O. BRICK REMEDIATION:

Mayor Burgess advised the brick remediation appears to be complete. The work was scheduled to be completed in July but the company was able to work through the mild winter.

UPDATE ON SMYRNA HEALTH DEPARTMENT ADDITION:

Mayor Burgess advised the project has been delayed a bit due to a problem with the roof trusses but is beginning again to progress.

UPDATE ON FIRE/RESCUE BUILDING:

Mayor Burgess advised the walk through is scheduled for next week for the punch list and the project came in under budget.

UPDATE ON FOSTERVILLE/MIDLAND VOLUNTEER FIRE DEPARTMENT BUILDING:

Mayor Burgess advised the bids came in far in excess of expectations and there is no proposal currently to remedy the situation. This is a small project and the County by law has to require a bond on the contractor so no small company will be able to bid on the job. Commissioner Young questioned if the volunteer fire department could bid the work and build the building. Mayor Burgess advised possibly but the County owns the property and was going to lease it back to the volunteer fire department. Commissioner McAdoo advised the County would have to be careful proceeding this way as it has done this in the past and ended up having to buy the building back. Mayor Burgess advised the project is \$100,000 short but he would determine if the bid is in line and how to proceed.

COMMITTEE FUTURE:

Chairman McAdoo advised he had been confronted by a Steering Committee member that the Property Management Committee needed to be done away with and he had wanted to take the matter to the Steering Committee. Chairman McAdoo had advised he wanted to take to Property Management Committee first. Chairman McAdoo asked for input on whether to continue the committee or perhaps combine the same with the Public Works Committee.

Commissioner Farley advised the County could do away with all committees and just have Commission meetings. The County has the committee process for a reason and things can get ironed out before the Commission meetings. Commissioner Farley advised the committee process works when used properly.

Chairman McAdoo advised he did not call meetings unless there was something to be discussed. Commissioner Cook advised the Commission previously restructured all committees and questioned if they needed to be looked at again.

Commissioner Young advised the Property Management Committee has toured facilities to make sure they are being maintained including the Judicial Building and jail. Additionally the Committee has reviewed all County properties to determine if any could be surplus.

Commissioner Farley advised in the last two years the Committee has been less busy due to the economy as the County has been unable to build and the Committee will get busier in the future.

Chairman McAdoo advised it is not costing the County any money by having the Committee as the Committee has only met when needed and there maybe a couple of big projects in the future. Mayor Burgess advised the Committee has been frugal and reasonable in

calling meetings. Mayor Burgess also advised the Commissioner Handbook calls for two committees per Commissioner. Currently six Commissioners serve on three committees. The Insurance Committee and Purchasing Committee do not meet every month either. Mayor Burgess advised there are more important issues at hand rather than determining how to redo the remaining committees.

Commissioner Coggin advised it was always good to evaluate the system to see if there is a better way but at this time he did not see anything to fix as it does not appear to be broken as the Committee has been extremely busy in the past.

Chairman McAdoo inquired whether Commissioner Coggin as Chairman of the Steering Committee wanted to make a report to Steering. Commissioner Farley advised with no motion the matter dies and he saw no need to take it to Steering advising sometimes the committee process is not being adhered to and no motion is required.

The consensus of the Committee was that it was satisfied with the current course of the Property Management Committee.

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 6:00 p.m.

ALLEN McADOO, Chairman