

PROPERTY MANAGEMENT COMMITTEE

August 23, 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  
Sylvester Chambers   Joe Russell  
Larry Farley          Becky Shelton

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

MINUTES:

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

COURTHOUSE CLOCK WORKS DISPLAY AGREEMENT:

Mayor Ernest Burgess and Sylvester Chambers addressed the Committee regarding the restored Courthouse clock works which have been on display at The Discovery Center since the restoration was finished in 2006 by a group of six gentlemen. Mr. Chambers is the sole survivor of the group. There were seventy-five clocks made originally and there are only two known to exist currently. The clock works will now be displayed at the Chamber of Commerce Visitors Center and a proposed agreement was presented for Committee consideration. Mr. Chambers will assist with the move and continue to maintain the clock. Commissioner Farley ask if a plaque with the names of the restorers could be displayed and was advised there already is one. Following discussion,

"Commissioner Farley moved, seconded by Commissioner Cook, to approve the relocation of the restored Courthouse clock works to the Chamber of Commerce Visitors Center and execution of the agreement as presented. This motion passed unanimously by acclamation."

MIDLAND-FOSTERVILLE VOLUNTEER FIRE DEPARTMENT BUILDING:

Mayor Burgess advised the Midland-Fosterville Volunteer Fire Department building was bid and although the bids came in high, were accepted. With value engineering, a little over \$38,000 was taken out. The Committee was reminded the County appropriated \$130,000 from the Development Fund and the Volunteer Fire Department contributed \$20,000. Mayor Burgess advised he had requested and received a contribution from the Christy Houston Foundation which leaves the project \$86,000 short. The General Capital Projects Report shows the Rutherford County Fire Department building is complete with \$65,648 left and the jail remediation work complete with \$19,787 left. With Committee approval these monies can be transferred to the Midland-Fosterville Volunteer Fire Department building construction and Mayor Burgess ask for endorsement of the plan and transfer of the funds to the project. The Volunteer Fire Department will have to find money for landscaping, signage and the kitchen.

The Volunteer Fire Department originally owned the property but conveyed the same to the County and now the County will do an initial ten year lease at \$1 per year plus utilities, insurance, etc. Following discussion,

"Commissioner Farley moved, seconded by Commissioner Sourinho, to approve the transfer of \$65,648 in the Rutherford County Fire Department building and \$19,787 in the jail remediation project from the Development Tax to the Midland-Fosterville Volunteer Fire Department project and additionally authorize execution of the Lease Agreement with the Volunteer Fire Department as presented. This motion passed unanimously by roll call vote."

Commissioner Young advised the fire hydrant needs to be changed to a different type. Commissioner Farley advised CUD requires a yard hydrant. If the hydrant is used the customer is responsible for the water usage. This issue will have to be discussed with CUD.

SHERIFF'S OFFICE SPACE:

Mayor Burgess advised the purchase of the new Sheriff's office space closed July 31 with the County to get occupancy November 1. The Sheriff will work with David Kline on a design plan and an agreement with Mr. Kline needs to be executed to be able to take bids. Mr. Kline has advised he anticipated that as much of the non-code sensitive items as possible will be done by inmates to reduce costs. Mr. Kline proposes to supply design services to renovate the building for a fee not to exceed \$27,000 with all work to be billed on an hourly basis including architectural, HVAC, plumbing and electrical design services. Mr. Kline will additionally assist to accomplish any exterior work which is limited to some drainage issues and connecting two parking lots. Mayor Burgess requested authorization to execute an agreement with Kline Swinney Associates for the work as outlined not to exceed \$27,000. Following discussion,

"Commissioner Young moved, seconded by Commissioner Coggin, to approve execution of an agreement with Kline Swinney Associates for design services to renovate the Sheriff's office space not to exceed \$27,000. This motion passed unanimously by roll call vote."

SHERIFF'S OFFICE KITCHEN RENOVATION/EXPANSION:

Sheriff Arnold advised the kitchen renovation/expansion was coming together well and is on schedule. The Sheriff invited the Committee to tour the jail when finished.

Sheriff Arnold advised bids were taken on the chillers and hot water heaters at the jail. The bids totaled \$393,345 and money is not in the budget for this expenditure. The bids are good until the end of December. The Committee was advised the hot water heaters are leaking and if they go out, rental for the first month is \$40,000 and \$26,000 per month thereafter. The chillers are 250 tons and the condensing coils are leaking 30 pounds per month. They are 1997 or 1998 models and are not as efficient as new units. The Committee was advised the Sheriff's Department has spent almost as much in repairs of the chillers as the replacement cost. The replacement of the hot water heaters is the more pressing project because if they go out inmates would have to be shipped to other counties and it could be three to four months before a new system could be installed. Following discussion,

"Commissioner Young moved, seconded by Commissioner Baum, to forward the issue of the chillers and hot water heaters to the Public Safety Committee to review. This motion passed by roll call vote with Commissioner Farley passing."

Sheriff Arnold next advised the Grand Jury by law is responsible for touring the jail and work center and the Committee should expect a report every sixty days or so. Mayor Burgess advised Rule 6 of the Grand Jury needed to be reviewed carefully and he would be discussing this with the County Attorney to determine a course of action. Chairman McAdoo advised he hoped the Grand Jury can see the

improvements the County has already made.

SMYRNA HEALTH DEPARTMENT ADDITION:

Mayor Burgess advised the Smyrna Health Department addition is running behind schedule but he hoped it would be finished in thirty days. It has taken sixty days longer than anticipated.

TOUR OF CORRECTIONAL WORK CENTER:

A Committee member previously requested a tour of the Correctional Work Center and this has not been done yet. Chairman McAdoo advised he would set this up through the Mayor's Office and it will be in conjunction with a regularly scheduled meeting when the Committee has business.

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 6:27 p.m.

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ALLEN McADOO, Chairman