

PROPERTY MANAGEMENT COMMITTEE

February 28, 2013

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum  
Commissioner Adam Coggin  
Commissioner Carol Cook  
Commissioner Gary Farley  
Commissioner Trey Gooch  
Commissioner Matt Young  
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess  
Justin Lewis  
Jamie Layhew  
Pete Doughtie  
Becky Shelton  
John Lodl  
Joey Godwin  
Larry Farley  
Emily Brandon

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

MINUTES:

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

ARCHIVES EXPANSION:

John Lodl addressed the Committee advising the current building was built in 2006 and holds records from 1804 to date. The Linebaugh Library has a history room which operates in conjunction with the Archives making it necessary for citizens doing research to go from one building to the other. Linebaugh Library needs more space and it has been suggested all historical data be put under one roof at the County Archives building. Linebaugh Library was built in 1992 and is landlocked but the community wants the library to stay where it is. The Archives building was designed to add onto and the back wall is non-structural. Three thousand square feet can be added on Side "A" and five thousand square feet can be added on Side "B". Linebaugh Library would provide a staff member to work at the Archives building through its City budget. Mr. Lodl advised Hastings Architectural Associates designed the original building and has provided a cost estimate of \$1,431,750 in December, 2011 for the build out excluding fees, FF&E, permits, expenses, etc. Mayor Burgess advised he thought this may be a high estimate considering it is more than a school. Mr. Lodl advised they hoped to have an outside funding source. This would be considered an expansion of Linebaugh Library. The County pays one-half of the Linebaugh Library budget and Smyrna, Eagleville and Murfreesboro fund the balance. Following discussion,

"Commissioner Gooch moved, seconded by Commissioner Coggin, to approve the concept of the Archive build out to hold the Linebaugh Library history room materials and forward to the Budget Committee. This motion passed unanimously by acclamation."

UPDATE ON MIDLAND-FOSTERVILLE FIRE DEPARTMENT BUILDING:

Mayor Burgess advised the original cost of the Midland-Fosterville Fire Department building was projected to be \$346,843 but with five change orders the cost is \$353,603 to date. The building is to be finished by April 1.

ELAM ROAD FIRE HALL:

This matter was referred back to the Property Management Committee by the Budget Committee for a decision on whether to repair the fire damaged building or build a new building from the ground up. A copy was sent to the Public Safety Committee and it was the

consensus of the Public Safety Committee that this was more of a property management issue than a safety issue as there is a truck in a stand alone building located in the area.

Mayor Burgess advised bids with alternatives were taken January 29. Three bids were received and the low bid was \$146,000 to renovate and rehab the building. Alternatives accepted was for the County to paint and replacing the outer wall with block which brought the bid down to \$145,300. There is an architect's fee of \$17,000, printing of \$1,000 and contingency of \$5,000 so the final cost is \$168,300 or less. The bids were good until March 14 but the architect has ask the contractor to hold the bids until March 20. There have been extensive discussions on whether to rebuild or repair and rebuilding could be up to \$400,000. The Midland-Fosterville building is 4,300 square feet with two bays. Elam Road now consists of two buildings at 3,800 square feet and has living space. Commissioner Young advised the current building is too small for the brush truck and issues have not been addressed. The truss is a wind storm from falling down. Mayor Burgess advised David Kline advises the building will be in full Codes compliance and all concrete walls will be structurally reinforced. The sleeping area is fire retardant and Mr. Kline is comfortable with the building. Commissioner Young advised you have to walk through the bay to get to the restroom from the bedroom. Commissioner Young advised he was not asking for money to be spent tonight but the building is not designed for equality of sexes if females volunteer.

"Commissioner Young moved to suspend the rules to allow the firemen in attendance to address the Committee. This motion failed for lack of a second."

Chairman McAdoo suggested having the architect, fire chief and Committee visit the site for a tour to point out all discrepancies. Commissioner Farley advised the architect and engineer have licenses and meet requirements of the State and if they say the building is sound and meets Codes it is their reputations. Commissioner Young advised the station is on a septic tank which has not been addressed and he was only asking to slow down as he thought everyone needed to look at the building. Chairman McAdoo advised the Committee could make a better decision if the issues and discrepancies were pointed out and he would like the architect to point them out. Commissioner Cook advised Mr. Kline has been competent and trustworthy in his work for the County. Commissioner Young advised the brush truck will not fit in the bay due to the bathrooms.

"Commissioner Gooch moved, seconded by Commissioner Cook, to approve the project as submitted by the Mayor with a \$178,300 budget increasing the contingency to \$15,000."

Commissioner Young advised it was sad the Committee would not let the firemen speak and not slowing down the project to inspect the building.

"Commissioner Farley moved to amend the original motion, seconded by Commissioner Young, to look at adding square footage to increase the living quarters and bathroom facilities to be done through change orders with cost analysis. This motion passed unanimously by roll call vote."

"Commissioner Coggin moved, seconded by Commissioner Farley, to suspend the rules to allow the firemen in the audience to speak. This motion passed unanimously by acclamation."

Joe Godwin addressed the Committee advising the County has gone above and beyond for fire service and this department asked for and got a second station but he was asking the Committee to come inside the building to see the condition and they would like a new

station as they do have females that volunteer and if built back like it is then it will not be in compliance and it is important and fair to have separate quarters. Additionally, there are issues with the kitchen and septic and the station needs to be comfortable for overnight shifts.

Commissioner Farley advised he thought the County could get what it wants in a cost effective manner with the amendment to the motion.

Mayor Burgess advised he recommended increasing the contingency to \$15,000 with a total budget of \$178,300.

"The original motion to approve the project as submitted by the County Mayor increasing the contingency to \$15,000 with a total budget of \$178,300 passed unanimously by roll call vote."

GENERAL CAPITAL BUILDING PROGRAM:

The Committee was provided a copy of the February 19, 2013 General Capital Building Program progress report prepared by the Finance Director for its use and information. Following discussion,

"Commissioner Farley moved, seconded by Commissioner Cook, to accept the February 19, 2013 General Capital Building Program progress report as presented. 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 6:30 p.m.

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ALLEN McADOO, Chairman