

PROPERTY MANAGEMENT COMMITTEE

August 28, 2014

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum
Commissioner Adam Coggin
Commissioner Carol Cook
Commissioner Trey Gooch
Commissioner T. Phillips
Commissioner Matt Young
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess Kevin Hall
Jeff Davidson Ben Loftin
Tim Yoho 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 Cook moved, seconded by Commissioner T. Phillips, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

SEWER EASEMENT REQUESTS AFFECTING THE WHITWORTH-BUCHANAN MIDDLE SCHOOL PROPERTY:

Mayor Burgess presented proposed Sanitary Sewer Easements and Temporary Construction Easements prepared by the City of Murfreesboro regarding the property being purchased to add to the Whitworth-Buchanan school site advising the easements would serve the adjoining Maples development. The School Board has approved the easements but the property is in the name of the County and the County will need to execute the easements. Following discussion,

"Commissioner Cook moved, seconded by Commissioner Coggin, to approve execution of the Sanitary Sewer Easements and Temporary Construction Easements affecting the Whitworth-Buchanan Middle School property as presented. This motion passed unanimously by roll call vote."

SALE OF EXISTING SURPLUS PROPERTY:

Jeff Davidson presented a listing of surplus properties advising 121 Glendale Drive and Factory Road were sold last year. The County is in the process of selling the properties on Sand Hill Road and 951 Holly Grove Road as bids were received that exceeded the cost of the properties. No qualified bids were received on the Midland Fosterville Road, 682 Baker Road or East Trimble Road properties and the 432 Liddell Road and Windrow Road properties are under legal review.

As to the Dismal Hollow property, the County has received an offer of \$2,000 but the costs of the County in the 4.4 acres is \$6,791.59. The property has been advertised twice. Since the bid is not equal to or exceeding the cost in the property, Mayor Burgess was requesting authorization from the Committee and then Commission to sell the property for no less than \$2,000. Following discussion,

"Commissioner Baum moved, seconded by Commissioner Young, to authorize the County Mayor to move forward with further negotiations and sale of the 4.4 acres on Dismal Hollow for no less than \$2,000. This motion passed unanimously by roll call vote."

Mayor Burgess advised as to the Midland Fosterville Road, 682 Baker Road and East Trimble Road properties that no bids have been

received on, the statute says if the County is not able to sell the properties then the Property Management Committee and Commission can authorize a sale. Following discussion,

"Commissioner Gooch moved, seconded by Commissioner Baum, to authorize the County Mayor the authority to solicit bids through a public process to try to obtain offers on the tracts and return to the Property Management Committee and Commission for approval. This motion passed unanimously by roll call vote.

The Claude Jones Road and Coleman Hill Road properties were donated to the County and Mayor Burgess advised he would like to advertise and negotiate to get the best price. The properties do have road frontage. Following discussion,

"Commissioner T. Phillips moved, seconded by Commissioner Baum, to authorize the County Mayor to use whatever resources he can to obtain bids and bring the same back to the Property Management Committee. This motion passed unanimously by acclamation."

JUDICIAL BUILDING/PARKING GARAGE UPDATE:

Mayor Burgess advised for the information of the Committee three fuel storage tanks were removed from the DNJ property at the DNJ's expense and the property has been certified to have no contamination or damage. Additional language was entered into that if anymore tanks are found it is the DNJ's responsibility to remove and clean up the same. The property was surveyed and closed August 15 and the County now owns the DNJ property. The County has given the DNJ six months continued occupancy with no rent to vacate the property.

Mayor Burgess reminded the Committee the Commission has approved the relationship with the PBA to handle the Judicial Building project. The PBA has issued requests for owner's project reps and qualifications for architects. Five responses were received for the owner's project rep and Pinnacle Construction Partners were selected. Eleven responses were received for architect and the PBA is now reducing the list to five and will interview those five and decide so the design process can begin. The Justice Planning Group will continue to firm up the space allocations and are revisiting prior recommendations and re-interviewing users. The Design Review Committee was previously established and it included the Chairman of the PBA or his designee, the Circuit Court Clerk or her designee, Property Management Committee Chairman or his designee, the Presiding Judge or his designee and Justice Planning Group or their designee and Pinnacle Construction Partners as the owner's rep or their designee. Mayor Burgess advised the Sheriff or his designee needed to be added to the Design Review Committee as an additional member. Following discussion,

"Commissioner Young moved, seconded by Commissioner Gooch, to add an eighth member to the Design Review Committee to be the Sheriff or his designee. This motion passed unanimously by acclamation.

Mayor Burgess advised the County will work with the City on the Lytle Street design in the process of designing the Judicial Building. The City wants utilities underground and this will be a major cost.

OTHER BUSINESS:

Commissioner Baum advised he had constituents with concerns over speeding in neighborhoods and questioned if speed bumps could be used and other options. Mayor Burgess advised Public Works Committee sets speed limits with input from the Sheriff's Department and Road Board. The Road Superintendent could address the issue and this would

need to be addressed to the Public Works Committee.

Commissioner Baum next asked who the bonding companies were in the recent paving issues where the County had to finish the roads. Mayor Burgess advised it was Safeguard and the matter is in litigation. Letters of Credit were a large part of what developers had used and banks had ended up foreclosing. Mayor Burgess advised the County has changed its procedures and will not accept bonds from anyone.

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 6:06 p.m.

ALLEN McADOO, Chairman