

PUBLIC WORKS & PLANNING COMMITTEE

December 4, 2012

6:00 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Rhonda Allen
Commissioner Jack Black
Commissioner Joe F. Jernigan
Commissioner Chantho Sourinho
Commissioner Robert Stevens
Commissioner Brad Turner
Commissioner Tiffany Phillips, C

OTHERS PRESENT:

Ernest Burgess
Mac Nolen
David Jones
Tommy Taylor
Doug Demosi
Robert Arnold
Del Corbitt
Becky Shelton

Chairman T. Phillips presided and called the meeting to order at 6:00 p.m. with all members being present at that time.

MINUTES:

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

PLANNING COMMISSION REPORT:

Del Corbitt first addressed the Committee presenting a proposed contract for development of the McCormick Trucking turn lanes under the State Industrial Highway Program advising McCormick will pay for any required utility relocation or right-of-way acquisition and indemnify the County for the same. Although no County money, the State does contract with the County for the work. The project is valued up to \$407,000. Following discussion,

"Commissioner Black moved, seconded by Commissioner Allen, to approve the contract with the State of Tennessee, Department of Transportation, for the turn lanes for McCormick Trucking. This motion passed unanimously by acclamation."

Mr. Corbitt next presented an updated Stormwater Management Ordinance which incorporates State mandated language and is primarily administrative changes. This is a Federally mandated program. Mr. Corbitt reviewed the changes and advised he hoped for the update to be effective February 1, 2013 but has to be effective by March, 2013.

Commissioner Stevens advised he needed more time to review and ask if the State had been ask to back off and not implement. Mr. Corbitt advised he had not as this was a longstanding program and these were just updates. Additionally, Chattanooga did not implement the program on time and was fined \$500,000. Commissioner Stevens advised he thought something should be sent to Rutherford County Congressmen and Senators to oppose. Mayor Burgess advised the program had been going on for twelve to fifteen years. Commissioner Stevens advised he wanted to at least try to get the revisions reversed and the County was successful previously in getting the new road signs reversed although the County had already spent the money and installed the signs. The Ordinance has been advertised for a public hearing.

"Commissioner Jernigan moved, seconded by Commissioner Allen to forward the proposed Stormwater Management Ordinance to the full Commission. This motion passed by roll call vote with Commissioners Allen, Black, Jernigan, Sourinho and T. Phillips voting "yes" and Commissioners Steven and Turner voting "no"."

"Commissioner Stevens moved, seconded by Commissioner

Turner, to send a Resolution to the Congressmen and two U.S. Senators to investigate and repeal updates to the Stormwater Management Ordinance. This motion passed by acclamation with Commissioner Allen voting "no".

Doug Demosi presented the Planning Commission report and subdivision lot inventory for the use and information of the Committee. Following discussion,

"Commissioner Turner moved, seconded by Commissioner Allen, to approve the Planning Commission report as presented. This motion passed unanimously by acclamation."

BUILDING CODES REPORT:

David Jones presented the Building Codes report for the use and information of the Committee. Following discussion,

"Commissioner Jernigan moved, seconded by Commissioner Turner, to approve the Building Codes report as presented. This motion passed unanimously by acclamation."

CONVENIENCE CENTERS REPORT AND LANDFILL REPORT:

Mac Nolen presented the Convenience Centers and Landfill reports for the use and information of the Committee. Following discussion,

"Commissioner Turner moved, seconded by Commissioner Allen, to approve the Convenience Centers and Landfill reports as presented. This motion passed unanimously by acclamation."

HIGHWAY DEPARTMENT REPORT:

Commissioner Joe Frank Jernigan presented the Highway Department report first presenting the Rutherford County Highway Department Road Book which has been approved by the Road Commission. Following discussion,

"Commissioner Black moved, seconded by Commissioner Sourinho, to approve and accept the Rutherford County Highway Department Road Book as presented. This motion passed unanimously by acclamation."

Commissioner Jernigan next presented for the information of the Committee a memorandum from the Highway Commission advising it was not in favor of the new proposed Road Board Zone Map as presented by Commissioner Jeff Phillips. The vote was four to three.

NEW SOLID WASTE/MAINTENANCE BUILDING:

Mayor Burgess and Mac Nolen addressed the Committee presenting information and pictures on the building being considered for housing the Solid Waste Department and vehicle maintenance at 6863 Lascassas Pike which is adjacent to the convenience center being leased at \$15,000 per year. Solid Waste already has a position funded in its budget that is not filled so the maintenance crew could be expanded from the current three mechanics. Currently \$70,000 per year is being spent out sourcing some repairs and the \$15,000 per year lease on the convenience center would be saved with the purchase. Money to pay for the facility would come from Solid Waste and the ending fund of the Ambulance Service. Mayor Burgess advised he was requesting authority to make an offer on the property subject to a negative Phase I Environmental and final approval by the Board of Commissioners advising this was an opportunity to move forward. Mayor

Burgess advised he would prefer a more centrally located facility but such is not available and would be cost prohibitive and this site is close to the landfill and has good roads to the site.

Commissioner Black advised he thought the County should use the property it already owned out in the Lascassas area suggesting the convenience center be relocated to the old school property and locating an ambulance station at the volunteer fire department building. There is a shop at the demolition landfill that can handle the garbage trucks. Commissioner Black advised there would be opposition to this purchase from citizens in the area and he was apprehensive on purchasing more property and the Committee needed to look at what the County already has instead of buying more. Commissioner Black advised the County needed to talk to BFI or Waste Management on running electricity and ask the Committee to tour the facilities the County already owns before making a decision as the building can be expanded to come out cheaper. Mr. Nolen advised expanding the building at the landfill does not add space at the Armory for maintenance. Commissioner Black advised it can be added on to handle ambulances. Mr. Nolen advised the County may not own the property in ten to fifteen years and Commissioner Black advised he did not see that happening.

Mayor Burgess advised the matter has been studied and the building is not adequate especially if move the ambulance maintenance. It is not paved, the water supply is not good and would have to run electricity 2,300 feet from Jefferson Pike. Mr. Nolen advised it would be a relatively large expense to add on.

Commissioner Allen advised the proposed facility is pristine and is a unique opportunity and the Committee needs to seriously consider it.

Mayor Burgess advised additionally preventive maintenance can be done on the County fire trucks.

Mr. Nolen advised the property owner is waiting on the County since the County was the first to approach them but they do have other offers on the building. Mayor Burgess advised it would be January before any offer could be made.

Commissioner Black advised there would be additional burden on the traffic coming in and out of the facility.

Mr. Nolen advised the owner has offered to sell the building for the County property tax appraisal of \$1,017,000. The last convenience center built at Epps Mill with the County doing a lot of the work cost over \$100,000.

"Commissioner Allen moved, seconded by Commissioner Turner, to move the proposed purchase forward to the Property Management Committee and the Public Works Committee can tour the facility in the meantime to see what the County has. This motion passed by roll call vote with Commissioners Allen, Sourinho, Stevens, Turner and T. Phillips voting "yes" and Commissioners Black and Jernigan voting "no"."

"Commissioner Black moved, seconded by Commissioner Turner, to ask the Committee to look at the property already owned by the County including the Armory with the maintenance facility, landfill, driver's shed, Lascassas volunteer fire department facility and old school before the matter goes to the Property Management Committee. This motion passed by acclamation with Commissioner Stevens voting "no"."

"Commissioner Stevens moved, seconded by Commissioner

Black, to send a Resolution to the Commission to exempt the special called meeting of the Public Works Committee from the pay schedule if lawful. This motion passed unanimously by acclamation."

The Committee reviewed the calendar for possible weekend dates to tour the facilities and were not able to schedule the same.

Commissioner Black advised he would withdraw his motion if the Property Management Committee would suspend its rules to allow him to speak.

Commissioner Stevens advised the matter was getting bogged down with details of going and the Committee was not being productive. It is the Property Management Committee's job to decide this issue and those interested can tour the facilities on their own time.

"Commissioner Jernigan moved, seconded by Commissioner Turner, to rescind the motion to tour the County facilities as a Committee. This motion passed unanimously by acclamation."

"Commissioner Stevens moved, seconded by Commissioner Turner, to rescind the prior motion for a Resolution regarding payment for the special called meeting. This motion passed unanimously by acclamation."

There appearing to be no further business to come before the Committee, Chairman T. Phillips declared the meeting adjourned at 7:38 p.m.

TIFFANY PHILLIPS, Chairman