

Minutes of the Rutherford County Public Building Authority

February 6, 2014 at 4:00 p.m.
Historic Courthouse, Room 205

Members Present

Mike Picklesimer
Jim Bailey
Leslie Smith, Jr.
Dow Smith
Stan Vaught
Scott Porterfield

Others Present

Mayor Burgess
Mary Johnson
Chuck Welch
Jay Henderlight
Jeff Roberts
Amanda Larkins

Chairman Michael Picklesimer presided and called the meeting to order at 4:00 p.m. with 6 (six) members being present at that time.

Election of Officers for 2014 – Chairman Picklesimer conducted the election of officers for 2014.

“Mr. Vaught moved, seconded by Mr. Bailey, to keep the same slate as 2013. This motion passed unanimously by acclamation.”

Judicial Building and Parking Garage Project - Chairman Picklesimer handed out several documents pertaining to the construction of the Judicial Building and asked Mayor Burgess to update the Board on the project. Mayor Burgess addressed the Board and presented the proposed Public Building Authority Agreement regarding the Judicial Building and Parking Garage. Mayor Burgess advised he has revisited the old study pertaining to this project and updated the study in October 2013 and reaffirmed the previous findings. The projected 200,000 square foot building is estimated to cost \$65,000,000.00 while the new parking garage is estimated to cost \$7,000,000.00. Mayor Burgess advised the County is authorized to spend up to \$5,000,000.00 from a future bond issue for the purchase of land, planning, and design of the project. Mayor Burgess advised Property Management has approved the process and the original plan of having the parking garage at the Clerk’s building has changed to the DNJ property which is a bit larger than the Clerk’s building property. Mayor Burgess advised the County Attorney’s Office is drafting the agreement between the County and the PBA.

Chairman Picklesimer advised there was nothing to take action on at this meeting, but the Board could begin discussing the timeframe of the project. Mr. Porterfield inquired if there were any preliminary plans and Chairman Picklesimer replied the consultants have prepared a stacking plan, but no actual plans or drawings.

All Board members seemed to agree the parking garage should be constructed first to make a staging area at the Clerk’s building for the Judicial Building project.

Chairman Picklesimer advised the Board would need to establish fees and presented worksheets demonstrating how the State determines fee calculations. Chairman Picklesimer advised the Board cannot accept proposals on fees for public projects.

Chairman Picklesimer inquired about the existing shops and businesses on the lot and Mayor Burgess replied they will need to give those tenants six months notice.

Chairman Picklesimer advised the Project Manager would need to represent both the County and the Board and speculated whether the Board should hire a full time County employee or hire a consultant. He asked the Board to bring their opinions regarding this issue to the next meeting.

Mr. Leslie Smith inquired if the Board should meet regarding the agreement and Chairman Picklesimer replied he would send the agreement to the Board and see if they should meet and discuss it. Mr. Bailey advised some of the components need to be changed in Phase 1 and Mayor Burgess advised the words could be changed to make the agreement more flexible.

“Mr. Vaught moved, seconded by Mr. Leslie Smith, to meet the first Thursday of each month at 4:00p.m. for the rest of 2014. This motion passed unanimously by acclamation.”

Other Business – NONE

There being no further business at this time, Chairman Picklesimer declared the meeting adjourned at 5:06 p.m.

MICHAEL PICKLESIMER, CHAIRMAN