

Minutes of the Rutherford County Public Building Authority

February 7, 2019 at 4:00 p.m.
Historic Courthouse, Room 205

Members Present	Others Present	
Stan Vaught	Steve Johnson	Bricke Murfree
Mike Picklesimer	Darin Moore	Felicia Reed
	Jerry Preston	John Lodl
	Steve Sandlin	Brian Robertson
	Mayor Ketron	Wilkie Buchanan

Chairman Mike Picklesimer presided and called the meeting to order at 4:03p.m., with two (2) members being present we do not have quorum. Therefore, this meeting is an informational meeting.

JC Project Update and Action

Project Budget and Adjustments

Project Budget and Adjustments – Mr. Jerry Preston passed out a sheet on this past month's project budget and adjustments, and stated the yellow items are changes, the green items are unencumbered balances, and the gray items are complete. There is \$101,027.86 remaining.

Parking Study– Mr. Preston passed out a letter from KCI Technologies and stated they are requesting a parking study by KCI Technologies. If approved, KCI Technologies represents that the total fee for the Work listed in their scope of services shall not exceed \$8,350.00. KCI would also charge for Direct Expenses associated with mileage, filing of applications and permits and for reproduction and prints, special mailings and courier fees, plus a 10% contingency for a total of \$9,460.00. KCI Technologies would analyze parking needs for the new Judicial Building and surrounding County Buildings. It was discussed that since we did not have quorum that the Chairman can approve items up to \$10,000 per month. Mr. Preston said they would send it to the Chairman. It was discussed also how KCI Technologies is about the only company in the state that handles these types of matters. Mr. Stan Vaught said he would be interested to see the comparison of the projections from five years ago when Justice Planning Associates conducted a study within their program. Mayor Ketron said we need to look at the flow of traffic and get the best recommendation on where to put the signs, etc.

Construction Closeout and RCOIT Public/Staff Network – Mr. Preston stated they are completing the remaining commissioning & corrections items at this time. The end of the one-year correction period for the building is April 14, 2019. They are monitoring the escalator and they are proceeding with providing monitoring the fuel tank.

Projects-Update and Action – Mr. Preston turned it over to the Mayor Ketron to elaborate on the projects.

- Archive Building Expansion
Mr. Preston provided the Agreement for Architectural Services to Develop the Design Plan for Expansion of the Rutherford County Archives Building by and between the Public Building Authority and Rutherford County. Mayor Ketron previously signed the Agreement and Chairman, Mike Picklesimer, signed the Agreement at the meeting so they can move forward on expanding the archive building. This action was previously approved at last month's meeting. Mayor Ketron said they decided to put this on the fast track and get it going. The codes have changed and the city code is 20 feet. They plan to go after a variance and claim a hardship.
- Old Judicial Building Repurpose Project and the New Judicial Center
Mayor Ketron stated they thought about moving Trey King with probation from their current building, as it has also been sold. Probation has a year and a half remaining on their lease. The city wants to move the City court into the fourth floor of the new judicial center and help build it out. They have discussed putting probation on the fourth floor as well but after discussing it with the Judges they do not want probation in the building. What to do with the probation office is still up in the air. Brian Robertson and Information Technology plan to go to the 4th and 5th floors in the old judicial building. Mr. Stan Vaught suggested possibly putting the probation office in the 1st and 2nd floor of the old judicial building and then putting the city court on the 3rd floor of the old judicial building. There was discussion regarding looking at the long term effects of placing certain departments in certain places. Mayor Ketron said we would come back to this.
- A New Satellite Building –County Clerk and the Tennessee Department of Safety (DMV)- Mayor Ketron discussed the possibility of using three to five acres adjacent to the south side of Blackman Elementary. Mayor Ketron said that the County Schools Director Bill Spurlock said the property is adjacent to Blackman School located on Blaze Drive and the curb cut is only 50 feet from dropping off children, which might present an issue. Mayor Ketron said there are 14 acres near Fortress and Blaze which Mr. Smith donated and the city already has a lease for the property. Mayor Ketron discussed the possibility of putting a 13,000 square foot building there for the Clerk's Office and DMV with drive in windows. This property would be adjacent to the Blackman Community Library, but they are still in negotiations with them. The current lease for the property is for 99 years.

With no further items, Chairman, Mike Picklesimer, concluded and adjourned the meeting at 4:36p.m.

MICHAEL PICKLESIMER, CHAIRMAN