

Minutes of the Rutherford County Public Building Authority

June 6, 2019 at 4:00 p.m.
Historic Courthouse, Room 205

Members Present & Others Present

Jim Bailey	Steve Ervin	Pearl McKnight
Mike Picklesimer	Darin Moore	
Stan Vaught	Ben Mankin	
Leslie Smith, Jr.	Jimmy Davis	
Bill Ketron	Wilkie Buchanan	
Bricke Murfree	Brian Robinson	

Chairman Mike Picklesimer presided and called the meeting to order at 4:00p.m., with four (4) members being present.

Chairman Mike Picklesimer opened the meeting with the first matter of business on approving the minutes from the May 2, 2019 meeting. "Mr. Stan Vaught motioned for approval and Mr. Les Smith seconded that motion. The motion for approval of the April 4, 2019 meeting minutes passed by unanimous acclamation."

Introduction of Steve Ervin:

Mr. Ervin was introduced by Mayor Ketron as the new Director of Probation. Mayor Ketron provided a brief bio.

Introduction of Jimmy Davis:

Mr. Davis was introduced by Mayor Ketron as the newest member of the PBA. Mr. Davis was the only applicant and has accepted the position. He will be going before the full committee soon. Mayor Ketron provided a brief bio. This opening became available with the request by Steve Waldron to be removed due to the lack of time to devote to the committee.

JC Project Updates & Actions:

- Outstanding Items:
 - **Parking-** Ben Mankin stated he is waiting on the drawing in order to proceed with the painting/restriping.
 - **Escalator-** Ben Mankin stated the escalator company will continue to warranty the work on the escalator for three (3) months, without event. Ben stated that he does not believe the company will pursue payment of the previous invoice if a Maintenance Agreement contract was executed.

Jim Bailey stated a firm position should be taken regarding the invoice because the services rendered were for ongoing issues with the escalator.

Jim Bailey inquired to whether there was a log of the call for service for the escalator. Ben Mankin responded that a log existed.

Bricke Murfree is to compose a Written Memorandum of Understanding regarding issues with the escalator.

- Mike Picklesimer asked Brain Robinson how things were going with the new Judicial Center? Brian stated things were going well and maintainable. Brian was asked if there is anything he needed from the project to close it out. Brian is to compose a list on matters such as the door, meter, bicycle rack, etc....
- Invoice has been approved for bulletproof panels at the Judicial Center entrance.

Old Judicial Building Repurpose Project:

- Mike Picklesimer stated he was supposed to get the drawings but he has not received them due to problems sending them because of the size of the document.
- **Stairway**
 - Mayor Ketron discussed problems with the stairway meeting building codes. It was discussed that options were available to address some of the issues; however, handrail extensions and heights would be challenging.
- **Projects**
 - Mike Picklesimer stated that he spoke with Steve Johnson and there is a fixed dollar amount. A list prioritizing projects should be established. Top priority would be building code issues/bathrooms.
 - Mike Picklesimer stated he has met with Brian and Ben and the 4th and 5th floors are figured out. He must schedule a meeting with Steve Ervin, maybe next week.
 - Ben Mankin will be the manager of the Repurpose Project.

Archive Building Expansion:

- The Archive Building Expansion is moving along and has obtained city approval.
 - Mayor Ketron believes it will be ready to put to bid in the next week or so.
 - A discussion was held on the utilization of a construction manager instead of accepting hard bids. Hard bidding projects have been unsuccessful in the past and they usually have more cost associated at the end. Mike Picklesimer suggested contacting Bart Kline to develop a pool of qualified contractors. The process of qualifying contractors must be followed. A motion was made by Jim Bailey to look into the process of using a Construction Manager instead of hard bids. The Motion was seconded by Les Smith. The Motion was unanimous by acclamation.

Satellite Building:

- Mayor Ketron stated the Satellite Building has been passed by the City Planning Commission and is set to go before the City Council. It is a long term 50-year renewable lease for \$1.00 per year with the County. The County is to sublease 12,000 square feet to the Department of Safety at the current Grade A office space fee. Mayor Ketron stated he has a call in to Terry Ash, Assistant Commissioner of

Safety to determine that number. The mayor suggested the rate should be whatever the average is for Murfreesboro, as this rate may vary from city to city.

- There is a general cite concept plan with a civil engineer, but no architect has been assigned.

Other:

- Mayor Ketron discussed the request from the Rita Shacklett for more office space for the library and the possibility of this being provided at the old judicial building.
- Mayor Ketron discussed that upon the sale of Murfreesboro Electric to Middle Tennessee Electric, funds would be available for various projects. If this happens in the next 3 months, according to Greg Tindell, they would like to build out city court on the 4th floor. The mayor received a draft of the MOU that stated the parking garage would be discussed; however, the mayor stated the City must be willing to build another layer due to the shift in traffic. They must commit on an agreement to do so. It is estimated at \$3 million per floor. Mayor Ketron stated the he was told by Greg Tindell once the sale of Murfreesboro Electric goes through this would ease some of the parking issues. The mayor also stated there was a reluctance to adding condominiums in the revitalization of the downtown area.
- Mayor Ketron expressed the need for dedicated space for fire and ambulance when property is accessed for schools. Stan Vaught spoke of the need to dispose of excess properties around schools by creating communities.

With no further items, Chairman, Mike Picklesimer, concluded and adjourned the meeting at 4:52 p.m.

MICHAEL PICKLESIMER, CHAIRMAN