



**Minutes of:
Building and Grounds Committee
March 6, 2018**

Present:

Nancy Brown
Willie Campbell
Isaiah Grindstaff
Tim Holdren

Randall Jenkins
Bradley Johnson
Ray Lyons
Cody McQueen

I. Call to Order

The meeting was called to order by Committee Chairman Isaiah Grindstaff.

II. Approval of Agenda

The March 2018, meeting agenda was presented for approval. Chairman Grindstaff asked to add, Projects List, to New Business.

Ray Lyons made a motion to approve the agenda with the changes seconded by Tim Holdren. Agenda was unanimously approved.

III. Approval of Minutes

The February 2017, minutes were presented for approval. Randall Jenkins motioned to approve the minutes seconded by Nancy Brown. Minutes were unanimously approved.

IV. Public Comments

Michael Melton asked to address the committee about the TDOT 15 year lease.

V. Old Business

TDOT 15 Year Lease. Michael Melton, speaking as a private citizen and a member of Carter County Parks & Recreation Board, expressed his support for the county obtaining the 28 acres owned by TDOT. Mr. Melton believes that the land will be good for a community park with trails and recreation areas. He expressed his desire for the Parks & Recreations and the Buildings & Grounds Committee to work together to develop a park at little cost to the tax payers that can be used by the community and schools. Grants are available to develop the area and a \$100,000 20/80 grant could get this done. County Attorney Hardin contacted Bryan Dickerson with TDOT with questions about the restrictions placed on the property that says there can be no concessions, entry fees, admission fees and lease questions for the property. Mr. Dickerson implied that as long as the county was not making a profit on the land these things could be done to defer operations costs. Standard lease is 15 years and could be renewed for additional 15 years. To avoid restrictions to a lease, purchasing the property is an option. Doing a survey and putting up fencing along the property line. Attorney Hardin will to follow up with TDOT for more specifics. Mayor Humphreys suggests that the county go ahead with the lease, do the survey and then decide what can be done with the land. Randall Jenkins asked if the 15 year lease as opposed to a longer lease would knock out the possibility of grants. Mr. Melton stated that

the Park & Rec. had to have a 20 year lease to apply for grants. Randall Jenkins made a motion to ask the Budget Committee for the funds for the survey, second by Nancy Brown. Cody McQueen has concerns about overextending with another possible park. Motion passed unanimously.

Chancery Courtroom/Commission Audio System. Mayor Humphreys advised the committee that the bid letter was awarded to Cates Music. Installation will start when courts allow.

County Archives. There are \$210,655.51 in the account that can be used for new archives. Restrictions are that whatever monies are taken from the archives account can be used only for record storage whether it is used to lease, build or for renovations of an existing building. Ray Lyons asked if the county has a building that can be renovated and used. Mayor Humphreys suggests the use of the brick building in front of the courthouse and believes that renovations and an addition could make the building sufficient for their needs. Cody McQueen informed the Committee that Mr. Bowers is supposed to send a list of building specifications and needs for a new archive.

Carter at Main Property. County Attorney Hardin looked into the property and found that it is 2.3 acres and is listed at \$679,000. It includes two parcels and an unopened alley the structure is 4 bedrooms and 5 baths and is 7,350 square feet. The tax appraisal is \$522,800. There are two liens on the property, the first being for \$446,755 (mortgage) and the second \$50,000. 2017 taxes (approx. \$3300) have not been paid to date. Motion to defer any bids on this property at this time, was made by Tim Holdren second by Brad Johnson and passed unanimously to defer.

HWY 321 (Sluder) Donated Property. Ray Lyons spoke to Superintendent Roger Colbaugh and he is willing to demo the property at no cost. Mr. Lyons also spoke to Ben Lyons and debris can go into the landfill at no cost and he will be willing to use any equipment he has to help haul debris. Mr. Sluder informed Mr. Lyons that the road into his development can be used to transport equipment for demolition and debris in and out. Sheriff Lunceford told Mr. Lyons and Mr. Grindstaff that he would make sure the property was mowed and maintained. Mr. Lyons suggested, as a long term plan, constructing a steel structure on the property for EMS/Fire Department use. Brad Johnson made a motion to proceed ask the Highway Department to proceed with demolition, clean up, and cut in a second entrance to the property, second by Nancy Brown. Motion passed unanimously. Proposal will go to full committee for approval.

VI. New Business

TN AOC Courtroom Security Grant Award. Isaiah Grindstaff applied for a portion of a \$2 million state grant for the county for metal detectors, security training and courtroom security components. County has been awarded funds that were requested (approx. \$14,000) with a 10% match on specific items.

Projects List. Isaiah Grindstaff is interested in bring a list of projects to the committee to discuss and put in order of priority. This prioritized list will be forwarded to the Budget Committee.

VII. Announcement

None

VIII. Adjournment

Adjournment was called by Tim Holdren and seconded by Nancy Brown. Adjournment was unanimously approved. Meeting was adjourned.

Respectfully submitted,
Gwen Crowe
Administrative Office Technology Student