

Building & Grounds Committee Meeting

March 9, 2020

Small Meeting Room-Cumberland County Courthouse

Members Present:

Sue York, Kyle Davis
Rebecca Stone
David Gibson
Wendell Wilson
Jerry Cooper
Jim Blalock
Colleen Mall

Other Comm. Present:

Nancy Hyder
Darrell Threet
Deborah Holbrooke
Joe Sherrill
Nathan Brock-Dir of Finance

Others Present:

Scott Blaylock-Road Supt
Danny Dillard-Highland Const
Brenda King-Homestead Twr
Joyce Rorabough-Archives
Conrad Welch
Adam Sebia

1. **Call to Order** – The meeting was called to order at 4:30 by Chairman Wendell Wilson. A quorum was present.
2. **Approval of Minutes** – A motion was made by Kyle Davis to approve the minutes from the February meeting. The motion was seconded by Commissioner Gibson. The motion Passed and the Minutes were approved.
3. **County Hwy Department Discussion-Scott Blaylock**

Danny Dillard from Highland Construction was introduced into the discussion in regards to a possible 100 x 80 feet drive-thru building with a roof pitch of 22 feet and two pits in the center to work on equipment with six bay doors (three on each end of the building). He explained the difference between a “design-build” building (contractor designs what customer discussed and then takes to architect to finish design) and a drafting architect design (architect designs entire building).

Commissioner Stone raised the question of the difference between a \$100,000 building and a \$300,000 building. Scott Blaylock stated the need for a 100 feet span building with no pillars in center and this was not obtainable with a pole-built building. The limit for this type of building is 50 feet per Mr. Dillard and he recommended a steel building. Commissioner Blalock stated it is much safer to work in a pit versus a lift. Chairman Wilson stated that the lifts (if that route was chosen) would be safe and inspected.

Nathan Brock stated a design-build project would need to be looked over by the county attorney to ensure it would be legal to proceed with this route. Colleen questioned the cost of a design-build versus a drafting architect build. Sue York stated this project needs to be finished before the next group comes in.

Kyle Davis made a motion to check on a design-build project. David Gibson requested that it be sent to the attorney for a design/build relationship with no design at this time with a second choice with an RFQ with an architect. Rebecca Stone approved with an RFP. Per Nathan Brock-the county must take bids and check to see if this is legal. The motion was seconded by all except Jerry Cooper.

4. Homestead Tower Roof Discussion-Brenda

Brenda, with the Homestead Tower Association stated the roof is leaking, there are missing gutters, window sills are leaking and rotting, critters are accessing the building somewhere, water is leaking on the stone floor, and the metal stair case is starting to become a safety concern. Mold and asbestos are also a concern at this point. She stated the building needs a facelift and the items inside the tower are irreplaceable and in danger.

Adam Sebia had quotes for the shingles only. \$74,000 with a 50-year warranty. \$127,000 with 50-year warranty. \$153,700 with 75-year warranty. All of these quotes included a 120 feet crane and removal and replacement of shingles. A fourth bid is out, but has not come in.

Per Colleen Mall the windows and sills need repaired along with all of the other issues to preserve the tower. Wendell Wilson and Rebecca Stone both asked if anyone had checked on grant money that may be available to help with the costs since the tower is on the national register of historic buildings. Sue York asked for figures for costs to repair the building. Per Wendell Wilson, the building needs to be tested for mold and asbestos, costs of fixing windows/sills, guttering, and any other issues and to bring estimates to the next meeting. Joyce Rorabough-Archives director, volunteered to help the tower association with a grant from The Tennessee Association of Museum. This item will be recessed until the next meeting per Chairman Wendell Wilson.

5. Maintenance Update - Adam Sebia was introduced as the new Maintenance Supervisor

a) Archives Renovation

The wiring on the basement dehumidifier is in. The AC is in. At this time, they are waiting on windows and other small items that are being sent to Nathan. Rebecca Stone stated there are issues with the water pressure in the bathroom. She asked where we stand with the \$50,00 grant. Per Joyce, it has been sent forward. Per Wendell Wilson, Adam will need to look in to the water pressure issue.

b) Library

James is meeting with the department heads in regards to carpet prices and labor with Crossville Wholesale Carpet. Adam stated they were looking at other manufacturers on upgraded lighting within the next two weeks.

c) EMS

The parking lot project cannot be started until April 1st with weather permitting. The bidding came in lower to begin the project. If hired out, the cost of labor from start to finish will be \$3900

Jail

Nathan suggests contracting Stowers and negotiating the rent being paid at this time.

6. New Business

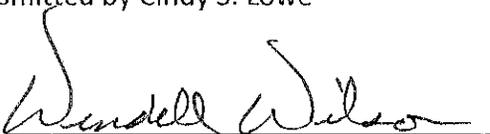
Wendell Humphries approached the board about a tornado warning system due to the recent storms that have hit middle TN. FFG, Tansi, and Pleasant Hill have tornado sirens. Scott will be obtaining costs for additional sirens. He also stated the sirens will reach up to a five-mile radius with no hills and flat land. This distance would be different in Cumberland County due to the terrain. Rebecca Stone suggested an alert system that would be similar to the Amber Alert. Colleen Mall stated that maybe this issue should be discussed at the EMS committee. Danny Gibson is on this committee and stated that sirens may be outdated with the technology built into new homes.

Sue York stated the Archives Renovation project and the County Hwy Department building needs finished before the current committee ends. Chairman Wendell Wilson agreed.

7. **Adjournment** – A Motion was made by Commissioner Blalock and seconded by Commissioner Sue York to adjourn the meeting. The motion passed and the Meeting was adjourned at 6:08PM.

Minutes Prepared & Submitted by Cindy S. Lowe

Approved by Chairman:



Date:

6-5-20