

Building and Grounds

Committee

February 7, 2011

Present: Ken Arney, Robert Gobble, Russell Kyte, L. C. Tester, Ronnie Trivett and Richard Winters.

Guests: Mayor Humphrey, Jeff Kelly, Bob Henshaw, Carrie Seeley, Jeff Lyons, Jim McGee, Caroline Hurt and other concerned citizens.

Chairman Kyte called the meeting to order and ask for approval of the January minutes.

**Old Business**

Jeff Kelly addressed the committee regarding a lease and rent charge for his office which is located on the second floor of the Dayton Siler Building. Mr. Kelly is the Public Defender for the First Judicial District of Tennessee; he requested that the committee reduce the rent fee to \$300. The rent charge previously voted on in the January meeting by the committee was \$450 per month. Mr. Kelly supplied a list of expenses verses amounts collected along with a comparison of another space in regards to square footage. His request was denied.

Motion to give the Public Defender's Office 30 days to make a decision was made by Russell Kyte, second by L. C. Tester. Motion duly carried.

Mr. Kelly stated that he appreciated the county's support in the past and believed the state and the county will be able to work together on the issue.

Bob Henshaw spoke to the committee regarding the lease and rent charge for the Probation and Parole Office which is located on the first floor of the Dayton Siler Building. Mr. Henshaw informed the committee that he did not have the authority to negotiate with the county. Henshaw stated that the Probation Office would like to remain in the building; he has requested a space action request. Mr. Richard Smith, a representative of the Department of Finance and Administration and he will be in contact with the Mayor.

Motion to give the Probation Office until the next meeting to make a decision on the lease and rent issue was made by L. C. Tester, second by Ken Arney. Motion duly carried.

Ken Arney stated that if the two agencies move out, the residence could be used for space or they could rent to another agency.

**New Business**

Jeff Lyons from Johnson Controls spoke to the committee about a Proposal for the Courthouse. Mr. Lyons gave estimates of the average utilities per month from meter readings:

Nov 16, 2009 to Nov 17, 2010	Electricity	\$ 3,381
Dec 9, 2009 to Dec 8, 2010	Gas	\$ 764

The building is averaging \$4,144 per month, and \$49,735 annually in utility bills. Johnson Controls has installed an air handling system in part of the building. If allowed to install their building automation systems it would be an additional \$16,735 in cost and energy savings and \$2,510 in operational savings annually. Installation would cost \$32,081. This proposal does not include seven VAV boxes which would be an additional \$2,800 cost. The boxes are not needed for energy savings but to cover some hot spots in the building, areas where the temperature is difficult to manage. Maintenance Warranty is for one year and a three year warranty for parts.

Motion was made to move forward with the contract and send it before the Budget Committee was made by Ronnie Trivett, second by Ken Arney. Motion duly carried.

Jim McGee addressed the committee regarding lighting the Blevins Rd Access Area owned by the TWRA on Watauga River. Problems were discussed about garbage, drug trafficking, lighting and safety issues. Mr. McGee informed the board that he has been working with the TWRA for a year regarding installation of 3 poles. TWRA is negotiating in Nashville to provide the installation at a cost of \$4,000. The electricity will cost approximately \$55 per month. Mr. McGee requested the board provide the monthly utility payment. Motion was made by Ken Arney to refer the matter to the Parks and Recreation Committee, second by Ronnie Trivett. Motion duly carried.

Mayor Humphrey addressed a problem on the lease of the 911 Facility, there was no provision for sub-leasing the property and the county attorney has drafted a new lease for the facility. The rental amount set forth in the previous lease was \$1 per year. Discussions of 911 sub leasing part of the building to the Red Cross and using the income to pay the utilities, insurance and make repairs to the building.

A motion was made to lease the building back to 911 for \$1 a year by Ronnie Trivett, second by L. C. Tester. Motion duly carried.

Motion to adjourn was made by Ken Arney, second by Russell Kyte.

Respectfully submitted,

Debbie Street