

Carter County Commission

Minutes of:

Buildings & Grounds Committee

June 2, 2020 6:00 PM

Members:

Chairman Austin Jaynes

Robert Acuff

Mike Hill

Brad Johnson

Ginger Holdren

Randall Jenkins

Ray Lyons - Absent

Robin McKamey - Absent

I. Call to Order

The Building & Grounds Committee was called to order by Chairman Austin Jaynes at 6:42 pm.

II. Approval of Agenda

Chairman Jaynes ask that the minutes reflect a change on item three (3) Approval of minutes. Change February to May. A motion was made to approve the agenda with the change by Robert Acuff, second by Randall Jenkins. The motion was unanimously approved.

III. Approval of minutes

A motion was not made to approve the May 2020 minutes.

IV. Public Comments

None

V. New Business

a. Sheriff's Office

Chief Deputy Parrish attended the meeting to speak about the communications systems issue that the Sheriff's Office, Fire Departments, EMS and any department that are using the emergency channels, are having in Carter County. The coverage is about 75% of the county at present. There is discussion happening about linking all the repeaters in this county and in surrounding counties including Avery Co. This would do away with the need to change channels on the radios when going from one area of the county to the other. The repeaters that are in place are not in the best location and if new repeaters are placed strategically, we could connect with other repeaters in the area giving us about 98/99% coverage. If designed by an engineer, we would be able to place the repeaters where they would get the most coverage. He would like to bring the engineers in next month with detailed information for a presentation. Brad Johnson asked if there were anyone in the area to do the job. The reply was that there are companies in Chattanooga, North Carolina and South Carolina. Chief Parrish stated that he would have pricing next month. There are grants available to help with the cost, and the project is large so would need to be done in phases. Mountain top repeaters are the most important. The system in use now is 40 years old. Members of the Sherriff's Office, Fire Departments and EMS are at risk every time they go into a community where their radios do not have service. They must ask to use personal land lines to relay information or ask for help. Dr. Acuff asked if Avery Co. would let us use their repeaters. The reply was yes, they would give us space. Chairman Jaynes reminded the



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3:21 pm

committee about the resort going in at the lake. This would be a safety concern for them as well.

b. Mayfield Dr.

Attorney Hardin brought before the committee information and suggestions about a piece of property on Mayfield Drive. The piece of property is about 15" x 100" and land locked. The person that wants the property has been maintaining the property for about 20 years and would like to have the property. Attorney Hardin's suggestion is to do a quick claim and send it to the commission for approval and let him have it.

Randall Jenkins made a motion, second by Mike Hill, for Attorney Hardin to do a quick claim deed.

Ms. Holdren asked if Attorney Hardin thought that they would pay for the property. Attorney Hardin stated that he did not think so and it would cost more to research it than they would pay for it.

Roll Call:

Randall Jenkins – Yes

Mike Hill – Yes

Robert Acuff – Yes

Brad Johnson – Yes

Austin Jaynes – Yes

Ginger Holdren – Yes

Ray Lyons – Absent

Robin McKamey – Absent

Motion passes 6 – Yes, 2 – Absent

Mayor Barnett asked about the property in Hunter at 231 Judge Don Lewis Road, that Century Link was wanting to purchase the right of way for. The price they have offered is \$7500.00. Chairman Jaynes believes that their offer is low, and it should be leased instead of sold. The property is 1.24 acres. Mr. Jenkins proposed that the county counteroffer. The previous lease was from 1997 – 2017. Attorney Hardin will contact the finance department to see if they have continued to pay the payment. Will report next month.

c. Excess real property

Attorney Hardin brought to the committee a list of 35 properties owned by the county that are not usable. Out of the 35, 18 have been sold leaving 17. He asks the committee if they want him to proceed with preparing for a sale. Mr. Johnson asked if any of the properties were inhabited? Attorney Hardin informed him no. Ms. Holdren asked if any of the properties could be used in the communication issue. Could a repeater be placed on any of the property? He stated that he would look at the properties to see.

Randall Jenkins made a motion, second by Ginger Holdren, for Attorney Harding to proceed with the process to have a sale. Attorney Hardin stated that he would bring back the maps before he sold any of the properties. Dr. Acuff asked if it could be considered to change the motion in agreement with Mr. Johnson who suggested that we have the planning office map the properties. This was agreed upon by Mr. Jenkins and Ms. Holdren. Ms. Holdren asked if this would come back to this committee before it went to full commission, Attorney Hardin stated that properties that were obtained by tax, would go to Finance Management but properties that were obtained by Deed would come back to Buildings & Grounds.

All in favor, motion unanimously passed.

d. Circuit Clerk office

Chairman Jaynes informed the committee that the protective glass is in place, but now people are going around the glass. The suggestion is now to close off the area with a business type glass door to protect the employees in that office. Any improvements of this nature will be reimbursed by the state if receipts are presented by June 20.

Ginger Holdren made a motion, second by Robert Acuff to install a door in the Circuit Clerks office.

Roll Call:

Randall Jenkins – Yes

Mike Hill – Yes

Brad Johnson – Yes

Robert Acuff – Yes

Ginger Holdren – Yes

Austin Jaynes – Yes

Ray Lyons – Absent

Robin McKamey – Absent

Motion passes, 6 – Yes, 2 – Absent

Also brought before the committee was the issue of the Criminal Courts office not having safety glass installed and having to use the back entrance to the Court Clerks office to go back and forth to do business while keeping their door locked for safety. They need protective glass installed.

Mike Hill made a motion, second by Ginger Holdren to proceed with the safety glass in the Criminal Court office. All in favor, motion unanimously approved.

e. WorkForce rental

Mayor Barnett presented a letter that he received from atomic! Appalachian Production Services representative Travis Bailey. The letter is describing their company, what they do and want to accomplish. They asked the county to allow them to rent the portion of the WorkForce Development property that was previously used by the Pipefitters Union, to start this business in. They are offering to pay \$1000 per month for rent with lights and water included.

Discussion began and it was determined that the lease rates are \$5/\$7 per sq. ft. \$1000 per month with lights and water would undercut North East State Community College and that would not help in negotiations with them staying on the property.

Mr. Jenkins wanted to set a rate and term for leasing at \$4 per sq. ft. for 1 year. That way there is no question when asked for lease information.

Mike Hill made a motion, second by Ginger Holdren to reject the proposal. All in favor, motion unanimously approved.

It was also brought to the attention of the committee that Kids Like Us is interested in leasing a section of the property in the amount of \$400 per month.

Discussion began and issues such as ADA compliance were discussed.

Randall Jenkins made a motion, second by Robert Acuff, to turn down the lease option to Kids Like Us. 5 – Yes votes, Ginger Holdren – Abstain. Motion passed.

Kids Like Us also asked to have a yard sale on the property to sale the items that are in storage from the last time they used the facility. Discussion about liability and not wanting to set a precedence with other not for profit groups wanting to use the grounds for things like this. Attorney Hardin stated there could be liability issues and it would have to go before the full commission for approval. Mr. Jenkins suggested that we give them 120 days to clear the property and let them get rid of it any way they can. Attorney Hardin told the committee that the letter that will be sent will say that if they property is not cleared it will be considered abandoned.

Randall Jenkins made a motion, second by Robert Acuff, to give Kids Like Us 120 days to clear the stored items from the property. 5 – Yes votes, Ginger Holderen – Abstain.

VI. Old Business

a. EOC construction update

Waiting on HVAC and Doors

b. Courthouse security update

Not started yet, two change orders in place. Chairman Jaynes reminded the committee that there is a signed contract.

Robert Acuff asked if there were grounds to rebuffer.

Mr. Johnson suggested that we need to take a stand with them and get their bonding company involved. They should pay for the changes since they should have been easily seen during initial investigation of the property.

Chairman Jaynes told the committee that there was going to be a meeting on Wednesday.

Ms. Holdren asked if we do not have a bargaining chip with them with future projects?

Chairman Jaynes is going to set up a meeting with them next week.

c. Sluder Property

Will have water and lights soon.

d. ADA transition plan (Mr. Smith will update in July)

e. Clerk and Master's back door

Hold

f. County Archive Dept

Hold

g. Lease for Vince Jordan Virtual Reality business at Workforce Development site

Ms. Holdren asked if we need to reach out to the new superintendent and see if they are still interested. Mayor said that he would reach out to them.

h. Paving at Workforce Dev site (Done! Thanks Roger and his team!)

i. Trustee's office security

Waiting for installation, can take it off the list.

j. Building and Ground supervisor (moved to July Meeting)

k. Northeast state contract

Mayor said he will reach out to them

l. Courthouse boiler

Contracted to evaluate

Workforce Development: RFP for AE Supervisor Soon
Chairman Jaynes will reach out to them again soon

VII. Commissioner Comments
None

VIII. Adjournment
A motion to adjourn was made by Robert Acuff, second by Mike Hill. The motion was unanimously approved. Meeting was adjourned at 8:27 pm.

Austin Jaynes
423-895-2891

QUICK QUOTE
June 2, 2020

RE: Circuit Clerk Office

Austin,

I appreciate the opportunity to work with you on this and future projects. Please review and send back proposal to proceed with work. Call if you have questions.

We propose to provide the following work per site visit and your directions.

Provide and install a storefront frame with door at the end of the new partition to close opening at the end of counter. Door hardware consist of offset pivots, deadbolt lock, 1" diameter push/pull and surface closer. Glass is 1/4" tempered clear safety glass. Aluminum clear finish.

Cleaning & Protection of our work from damage by others is not included. **Structural criteria:** 17 PSF (80 MPH wind); L/175; 3/4" MAX. **Safety Glazing** is limited to conformance with Federal Law 16CFR1201. **Insurance** is statutory WC and \$2,000,000 BI, PD & Auto. **Warranty** on our workmanship is one year; manufacturer's warranty varies. **Terms without established credit:** \$100 or 50% deposit, whichever is greater, with balance upon completion. costs and attorney's fees applies to past due balances each month.

We will furnish necessary labor, material, tax, insurance, and services for: \$ 1,388.00
Quote Is Void In: 30 Days. **Shop Drawings** N/A **Material Delivery:** 3 - 4 weeks **Installation:** 1 day

Sincerely,

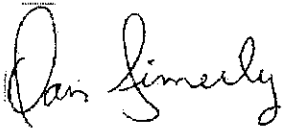
[] Notice of Intent [] Acceptance (select one)

Keller Glasco, Inc.

By: _____ Date _____

Dan Simerly

Signed: _____ Title: _____



6/1/2020

Dear Mayor Barnett and Carter County Leaders,

Who We Are

My name is Travis Bailey. I am co-owner of the Coffee Company in downtown Elizabethton. I also do business with my friend Erik Kitchens who owns Absolute Grip Co. which is also based in Elizabethton. We are creating a new company called Atomic!

Overview

Atomic is a company that provides film, audio, and digital media production support to the Appalachian region. Our services are targeted towards marketing companies but we also support schools and independent artists.

Services

1. Film lighting (Grip)
2. Location audio recording
3. Full size cyc wall (cyclorama)
4. Podcasting / Vlogcasting studio
5. Production offices

Target Projects

1. Marketing Commercials
2. Product Photography
3. Podcast / Vlogcast production

Community Benefit

Erik and I have already witnessed great success with Absolute Grip. Absolute Grip is a mobile grip truck that offers professional lighting services to companies that create videos up and down the entire east coast. We've worked with companies like FaceBook, Johnson and Johnson, and Coke.

We realized that these companies, and many more, need these types of services in this region so they can utilize the area's assets without having to ship gear across the country. So we decided to create a homebase that would not only bring these types of companies to our region but also offer support to the local marketing companies that are already here.

We feel that by building our homebase in Carter County, we get to work in the place we chose to call home, while also bringing in more publicity and traction that will positively affect other local businesses.

The Ask

We would like to start Atomic in the building located on the campus of the Northeast State Technical building. Since we are a startup, we will be using our own money to invest in the company. We are asking the county leaders to consider helping us bring this vision to fruition by renting out the facilities for \$1000.00/monthly with electric and water included. We would be interested in negotiating further after the first year the business becomes profitable.

Thank you for considering our offer. Please contact us with any questions that you may have.

Travis Bailey
423.773.5999

Erik Kitchens
337.240.2422