

Carter County Commission

Minutes of:

Buildings & Grounds Committee Zoom Meeting

April 6, 2021 6:00 PM

Members:

Austin Jaynes in for Isaiah Grindstaff - present

Ginger Holdren - present

Robert Acuff - present

Randall Jenkins - present

Mike Hill - present

Daniel McInturff - present

Brad Johnson - present

Thomas Proffitt - present

I. Call to Order

The Building & Grounds Committee was called to order by Vice Chair Ginger Holdren at 6:06 pm. Austin Jaynes sitting in for Isaiah Grindstaff.

II. Approval of Agenda

Vice Chair Holdren stated that due to illness the agendas didn't get sent out to the committee early enough. Mike Hill suggested that the new business be pushed to next month as he would have to abstain from any votes. Mr. Johnson stated that he would have to abstain as well. Vice Chair stated that she believes that the committee should listen to guests that are available to speak but asked that New Business to be moved to next month. A motion was made by Randal Jenkins, second by Daniel McInturff to approve the agenda.

Roll Call:

Austin Jaynes – yes

Ginger Holdren – yes

Randall Jenkins – yes

Daniel McInturff – yes

Thomas Proffitt – yes

Robert Acuff – yes

Mike Hill – yes

Brad Johnson – yes

All in favor, the motion was unanimously approved.

III. Approval of March meeting minutes

A motion was made by Randall Jenkins, second by Robert Acuff to approve the minutes from the last meeting.

Roll Call:

Austin Jaynes – abstain

Ginger Holdren – yes

Randall Jenkins – yes

Daniel McInturff – yes

Thomas Proffitt – yes

Robert Acuff – yes

Mike Hill – yes

Brad Johnson – yes

7 yes, 1 abstain, the motion passed.

IV. Public Comments

None

V. New Business

Vice Chair Holdren asked Mayor Woodby to update.

a. Shaw & Shank – Restroom Project at 801 E. Elk Ave.

Mayor Woodby stated that the intention was to bring the restrooms on the first and second floor up to ADA compliance. This will include having a family style / handicap accessible restroom on both floors. The Mayor informed the committee that there has been an official complaint made and this shows the need to get this project completed as soon as possible. Vice Chair Holdren asked Mayor Woodby to explain the amount of \$11,900 for the bathrooms, architectural services only. Mayor Woodby stated that none of the public restrooms were ADA compliant. The downstairs restroom will have to include the space used as a private restroom by the Trustees office employees. There is a closet in their office that will be made into a private restroom for them. When complete there will be 6 or 7 restrooms.

Vice Chair Holdren also asked about the \$57,000 project. Mayor Woodby stated that is for the completed project of the Chancellors new door. This should be complete in June. Ms. Holdren asked to see a break down of the cost of the new door. Brad Johnson suggested that they get started on the ADA issues with the restrooms but thinks that they need to go back to Shaw & Shank and look at the specs again to see why it is so high.

Vice Chair Holdren opened the floor for a motion.

A motion was made by Daniel McInturff, second by Austin Jaynes to proceed with Shaw & Shank architectural plan only.

Roll Call:

Austin Jaynes – yes

Ginger Holdren – yes

Randall Jenkins – yes

Daniel McInturff – yes

Thomas Proffitt – yes

Robert Acuff – yes

Mike Hill – abstain

Brad Johnson – yes

7 yes, 1 abstain, the motion passed.

b. Fish Springs Discussion

Mayor Woodby explained to the committee that while doing research on the property she found that the survey changed to add a 40-foot right of way. The county does not own the property, and the process will have to start over.

A motion was made by Austin Jaynes, second by Daniel McInturff to accept the donation. Attorney Hardin stated that the change was that the property had not been subdivided yet and there was discussion of patrial donation. He would have to make sure that a right of way was dedicated to access the park. Vice Chair Holdren asked if the county would be responsible for the upkeep of the park and right of way. Attorney Hardin stated that yes, they would at the very least. Ms. Holdren stated that in discussions about the closure of Little Milligan school, they have asked that the property become a community center. She asked that the committee keep this in mind. Attorney Hardin stated that there was no

mention of a timeline, only that if it was not used as a park it will go to the church. He stated that there isn't anything about a timeline for making it a park. Ms. Holdren reminded the committee Mayor Woodby informed that there were no workers and that was behind the delay in the Gap Creek. Randall Jenkins stated that the church and several others are willing to help. Mayor Woodby stated that there was a push to get the park going. Previous Mayor Rusty Barnett had hard plans ready to go. She stated that the community wants the park. Mike Hill stated that the only issue was that if it's used as a park it's county property, as soon as its not it belongs to the church. Attorney Hardin stated that we can't add words to a gift, but he can contact the church to clarify.

Motion recap, made by Austin Jaynes, second by Daniel McInturff to accept the gift with the new survey completion.

Roll Call:

Austin Jaynes – yes

Ginger Holdren – yes

Randall Jenkins – yes

Daniel McInturff – yes

Thomas Proffitt – yes

Robert Acuff – yes

Mike Hill – yes

Brad Johnson – yes

All in favor, the motion unanimously passed.

c. Old Tweetsie Railroad Route – Valley Forge / Hampton Area Donation – Ken Gough

Ken Gough attended the meeting to inform the committee that an offer of the Old Tweetsie Railroad right of way between Mill Pond Road in Valley Forge and Railroad Street in Hampton is being offered to the county. He explained that the trail is in relatively good shape, the tunnel is in excellent shape but the bridge crossing the river is in terrible condition and will need lots of work. They will ask for community sponsorship, Randall Jenkins is working on this through the Park & Rec committee. There are other issues such as run-down properties along the trail, lack of parking. But overall, it is a great opportunity for the county and will extend the Tweetsie Trail to Hampton. Mike Hill stated that an engineering plan has been done on section 5 and will find the study and forward it to Mr. Gough. Mr. Gough stated that the plan is to expand the trail up Stateline Road to Valley Forge then to Hampton to the Green Bridge Landing Park which will give access to the watershed trails, this will add 4.5 miles to the trail. This will also give access to the Watershed Trails. The Watershed Trails will soon expand to have 10 miles of trails and a skills park. Mr. Gough stated that if the donation is agreed upon all that is needed is to put up signs. Ms. Holdren asked what the sponsors would be responsible for. Mr. Gough stated that they will be responsible for the operation and maintaining the park as well as fund raising for the park. He stated that the committee would be flexible with this description. Ms. Holdren stated that if the county accepts the donation what are the liabilities? What can the county do to prevent problems? Attorney Hardin stated that as soon as the county takes ownership, they will be responsible. Ms. Holdren stated that it will need to be evaluated quickly and signs put up, especially on the bridge. Mr. Gough stated that the trails are fine, but the bridge would need signs. He also stated that as an engineer, the tunnel appears to be in excellent condition. Mike Hill recommended that the county accept the land and keep it closed till evaluations can be done, make a plan to move forward. Travis Hill

asked if the Elizabethton Water Lines didn't run through the tunnel. Mr. Gough stated that they do and are buried.

A motion was made by Randall Jenkins, second by Thomas Proffitt to accept the donation of approx. 28 acres between Valley Forge and Hampton.

Daniel McInturff asked if there were any restrictions to the gift. Mr. Gough answered, no, there are no restrictions.

Roll Call:

Austin Jaynes – yes

Ginger Holdren – yes

Randall Jenkins – yes

Daniel McInturff – yes

Thomas Proffitt – yes

Robert Acuff – yes

Mike Hill – yes

Brad Johnson – yes

All in favor, the motion unanimously passed.

VI. Old Business

a. Courthouse security update

Mayor Woodby updated by telling the committee that the project is complete, and the single point of entry will go live on Monday April 12. Key cards would then be issued to employees and commissioners for entry into the back doors of the building.

b. Sluder Property Update

Mayor Woodby stated with the weather getting better, work would continue next week. Going to try to get the Recovery Soldiers up there to do the painting.

c. ADA Transition Plan

Updated earlier under New Business section A

d. County Archive Location – former Tom Cowen office building

No update

e. Northeast State Contract – Lease Proposal

Dr. Bullock from Northeast State Community College attended the meeting to discuss and propose a new lease. She stated that the current lease expires at the end of June. She informed the committee that they have ran the numbers and came up with \$86,000 per year, for five years, to break even. Vice Chair Holdren asked about the commitment or clarification on what programs would be added to the curriculum over the next five years. Dr. Bullock stated that she sent some of the things that are being discussed to Mayor Woodby. She said that energy and environment were two areas being looked at. Ms. Holdren asked if there had been discussion about students who start in Elizabethton and want to finish in Elizabethton instead of having to move to the Blountville campus. Dr. Bullock informed the committee that while students would still have to go to the Blountville / Kingsport campus for some classes there is discussion about trying to help the students with that extra expense. Austin Jaynes believes there are 2 things that need to be done. 1) We need to have the floor plan done to determine what will be maintained in the lease. 2) This proposal should go to budget to see what this change will cost the county. Brad Johnson stated that the lease was \$177,000 and they were not using a portion of the building, he asked who pays the insurance, utilities? Dr. Bullock stated that she would get the information to answer the questions from last month and bring it back to the committee. Mayor Woodby informed the committee that Shaw & Shank would have the

drawings complete by next week. This will show what is being occupied and who is occupying it.

A motion was made by Mike Hill, second by Austin Jaynes to move this to the May agenda and invite Dr. Bullock back then for further discussion.

Roll Call:

Austin Jaynes – yes

Ginger Holdren – yes

Randall Jenkins – yes

Daniel McInturff – yes

Thomas Proffitt – yes

Robert Acuff – yes

Mike Hill – yes

Brad Johnson – yes

All in favor, the motion unanimously passed.

f. Chamber of Commerce Building

Shaw & Shank is currently assessing the property to see what needs to be done.

g. Workforce Development Complex as a CTE site for Carter County Schools

Ongoing discussions

h. Shaw & Shank – Chancery Door Contract

Discussed earlier under New Business section A

i. Detention Center / Courthouse Annex – Exterior Cleaning

Isaiah Grindstaff stated that he spoke to Sheriff Lunceford and he has gotten 2 quotes and is waiting on more. The numbers look good. As soon as he gets those quotes, he will pass them on.

VII. Commissioner Comments

Chairman Grindstaff apologized to the committee for getting the agenda out so late today. He stated that he was resigning his seat as Chairman for the Buildings & Grounds Committee tonight and a new Chairman would need to be placed next month. He stated that he would attend the meetings and help in any way he could. Vice Chair Holdren stated that she was sad to hear this news but would leave it open to allow him to change his mind if he wished.

Brad Johnson brought up some of the Old Business topics from the March meeting including: the motion to allow Director Lyons to proceed with his building at the recycle center; also, the maintenance / mowing issue, any update? Mayor Woodby updated that she had no update on the landfill building and the mowing has been contracted out to Sycamore Gardens and will readdress in July. Isaiah Grindstaff updated that Director Burke released the money, he doesn't know if the building has been purchased yet. Kelley Collins informed the committee that the building would be delivered on May 26. Mr. Johnson asked about the roof on the NECC building. Mayor Woodby stated that there was a leak at the other side of the building, but Ron and Roy were able to repair damage done by wind.

VIII. Adjournment

A motion to adjourn was made by Randall Jenkins.

Respectfully submitted by

Gwen Crowe

