

PUBLIC WORKS COMMITTEE MINUTES

Meeting Date: March 9, 2023, 7 p.m., Community Center

Present: Bubba Gregory, Chris Gregory, Landon Gulley, Lonnie Taylor, Mark Presley, Alan Carman, Richard Johnson, Public Works Director Cliff Sallee, Mayor Jack McCall

Others Present: Tracy Bray from Public Works

Chairman Bubba Gregory called the meeting to order.

Minutes of the February 2023 meeting were reviewed, with Landon Gulley requesting addition on 8K pump replacement being part of 20K pool loss in 2022. Motion to approve as amended by Gulley, second by Mark Presley. Motion approved.

Sallee introduced Tracy Bray to committee. Bray is five-year employee and Sallee plans to promote to assistant supervisor. Sallee defined some of added duties and noted increase in pay. Sallee said plans are to make promotion and pay raise formal at start of 2023-24 budget year. Sallee indicated Bray was OK with this plan.

Discussion turned to compactor at Convenience Center. Asphalt has been cut out, waiting to pour concrete. Hoping to get same cost as last time, but Sallee said more metal had to be purchased this time for installation. Lines have been run.

Gulley noted that traffic flow has been reworked at Convenience Center. Sallee said this will hopefully help traffic at site. Old gates obtained from Tennessee Central Economic Authority for second access point. Sallee said signs, restriping will take place.

Discussion turned to roll off rentals. Solid Waste Committee voted previously to increase roll off rental costs to \$345. Sallee says contractors are complaining about cost, asked if committee would consider reestablishing previous rate of \$150 for repeated runs. Gulley asked what our costs are to haul off. Sallee said rental users still pay tonnage, minus two tons included with rental cost. Carman said \$150 seemed too cheap. Chris Gregory asked if \$345 was for a time period or a one time fill up, asked if county would consider charging to rent for a specific amount of time. Gulley asked about turnaround time to take to Smith County landfill, Sallee said hour to hour and 15 minutes. Gulley asked to see true costs of each run so committee could determine a better cost before making changes. Sallee noted goal is to get county cleaned up. Others are dealing with Smith County at \$100 per ton, Trousdale has \$37 contract rate for little longer. Sallee noted the more roll offs are utilized, the less construction material comes to the Convenience Center. Public Works tries to catch contractors bringing material to Convenience Center and sends to Smith County when caught. Consensus of committee was to wait to get financial figures before making decision.

Mayor Jack McCall said he would like to see committee take action that night, citing desire to better serve the public. Gulley noted this request would help businesses more than general public and that numbers would be better to have before taking action. Discussion could take place at work session. Sallee said numbers could be provided then.

Discussion turned to bell tower. Sallee said tower is in place, bell and parts have been taken to Blast from the Past in Lebanon, who will sandblast and powder coat it. Cost is \$150 to sandblast, \$100 to powder coat. Sallee said cost may increase but estimated no more than \$300. Bell will be restored as soon as completed. Committee expressed its appreciation to Sallee for saving county money in this matter.

Discussion turned to courthouse. Last storm blew windows out on third floor, plus rock thrown through one window. Might be weighted glass, Sallee unsure. Losing glass at pretty good rate because glaze on windows is failing on all windows, Sallee said. Glazing is necessary to keep courthouse as historic building. Chris Gregory asked about the cost for glazing vs. caulking and if keeping as historic building was worth the added cost in repairs. Gulley noted old quote of \$250K to replace all windows because they had to be historic type. Sallee

said other work will be needed to stay on historic register. Mayor McCall said he is investigating National Trust for Historic Preservation, as there is grant funding available for restoration of old buildings, hoping to meet with that group in couple of weeks. Lonnie Taylor said there are manufacturers who make historical-type materials and concurred that grant funding should be available, citing personal examples. Sallee said his staff can replace and glaze windows for immediate repairs. Taylor said county does not want to lose historic designation, as building would then be ineligible for grants.

McCall said he wants to look at full-time grant writer in upcoming budget to find opportunities for county. Gulley and Taylor noted there are companies/individuals who do this on contract basis.

Bubba Gregory asked about repairs to courthouse. Sallee said Trane has been in doing work, but no one can provide date for returning. Cleaning is taking place, but upstairs benches have been moved and floors badly scratched. Downstairs floors have cardboard taped over, so unable to determine damage. Rooms for Election Commission will have to be redone, Sallee said. Gulley asked about inspections (electrical, building). Sallee said crews had said they did not need permits, did not know if that was case or not. Gulley asked about removing boiler, no work done per Sallee. This was supposed to be part of contract.

Discussion turned to Administration Building. Crews have been moving county clerk office materials over to old Water Dept. area and have found countertops need replacing. Sallee has been in touch with builders about costs, will have clerk moved as soon as possible. Another project coming in mayor's office, Sallee said. Signs were blown out by storm, insurance handling. Sallee asked if committee would prefer same type sign or different kind, will get numbers together for committee to consider.

Discussion turned to old Health Department building. Public Works has moved offices to building, using about two-thirds. Only leak is around old chimney, Sallee said. Building also being used for PW storage. Tracy remaining at Administration Building since she handles money, billing, purchase orders. Some county records being currently stored in metal building behind Admin, Sallee would like to move them into Admin.

Discussion turned to park. Ballfield lights are on, two not aimed at fields. Some poles are not placed where engineers indicated because of water/sewer lines. Little League is able to practice, no real safety hazards. Gulley asked about poles on Field 1 and Field 2 that players could potentially run into because of location. Sallee said county would put chain-link fence around them if necessary. Sallee provided camera system update, server is being set up but no direct internet in bathroom. Crew will run antenna from pool to see if service is available, if not we may have to put fiber in building. Sallee will reach out to Tri-County to see if fiber is feasible but believes pool internet will suffice. Cameras are coming in, Sallee will have update at next meeting. Public Works has laid groundwork for cameras in ballfield areas in future. Gulley asked about cost to install cameras now in those areas. Sallee will have to check.

Bubba Gregory asked about any further damage to park facilities. Sallee noted recent incident with parent/child confronted by nine youths. Incident caught on camera.

Mayor was asked about an update on playground replacement. County received three proposals. Mayor, John Parker, Sallee, Alisha Eley from Kimley Horn, and Amy Thomas scored proposals and made recommendation to TDEC, who will make final determination. Mayor presented committee with proposals and renderings from the recommended vendor. Sallee said decisions will have to be made on current fencing, as all that will have to come out. Proposals came in at around \$1 million, mayor noted, and county has \$1.2 million committed including TDEC grant funds. Bubba Gregory asked if current equipment roped off could be repaired temporarily, but Sallee estimated that could cost \$80K. Gulley asked about UV protectors to help new equipment last longer, as they had been discussed previously and were not shown on current proposals. No timeline on beginning project.

Discussion turned to swimming pool 2023 season. PW has one manager application, one assistant manager application, one lifeguard application as of meeting time. Sallee hopes to use manager to begin recruiting at

high school to attract lifeguards. Sallee is comfortable with estimated \$44,912 payroll for summer with increased pay rates approved at February meeting. Gulley motioned to send entire package (costs, hours) to Finance Committee with favorable recommendation, second by Mark Presley. Motion approved with one no vote by Chris Gregory, citing desire to adjust pool operating hours. Sallee had no update on microwavable foods.

Taylor asked about getting WTNK radio to promote pool, Gulley said recruiting needed at high school. Social media also to be utilized.

Discussion turned to budget needs for 2023-24 fiscal year. Sallee mentioned needs for backhoe used to mash loads at Convenience Center (current model is 1996, on second motor and front axle, transmission out). Sallee pricing new vs. used equipment. Also wants used skid steer (current 2006 model in bad shape), PW has been borrowing from Water Department. Current would be repaired and used in town. 2012 roll off truck has bad transmission, consistently needing adjusting. Current used pickups also needing work on regular basis, Sallee wants one new pickup in budget. Hoping to get two more years out of current front-loader truck. Sallee noted Public Works has run tight as possible for number of years. Bubba Gregory asked about total amount of requests, number not immediately available. Taylor asked whether leasing equipment would be worth cost compared to money spent on repairs.

Sallee brought up individual just outside Urban Services off Industrial Park Road who wants trash can, estimates to be 100 feet from official city limits. Gulley, Chris Gregory said while committee can sympathize, doing so would potentially set bad precedent. Bubba Gregory said county has looked at expanding Urban Services District but no action ever taken.

Sallee asked about selling old ballfield lights currently in storage. Gulley noted old football lights got estimated \$100 per fixture. They would have to be declared surplus. Mayor's office is working on that.

Mayor said he has talked to Stanley Holder about access gate into park, who was against idea because of access needed to tobacco warehouse. Holder indicated he would be receptive to gate closer to play area, perhaps near radio station or basketball courts.

Chris Gregory asked about status of previous administration's jail subcommittee, as two of three members (then-mayor, commission chairman) are no longer in office, and if work has been done on identifying potential sites. Mayor McCall indicated committee is being reformed with sheriff, himself, Shane Burton and two others to be determined. That committee will make recommendation at future date, but no timeframe, per the mayor. Some potential sites have been sent to Spirit Architecture to see what can be designed for those locations. Final site decision will be made by County Commission.

Next meeting was scheduled for Wednesday, March 29 at 7 p.m. at Community Center.

Motion to adjourn by Landon Gulley, second by Mark Presley. Motion approved.
Minutes presented by Chris Gregory