

Burns Randy

From: Crownover Shirley
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BUDGET AND FINANCE COMMITTEE September 16, 1997 -- 5:10 P.M.

The meeting of the Budget and Finance Committee was called to order by Councilman Hakeem, Chairman, with Councilmen Swafford, Pierce, and Taylor being present. Councilpersons Hurley, Rutheford, and Lively joined the meeting later. Councilman Crockett joined the meeting very briefly at the end. City Attorney Randy Nelson, Management Analyst Randy Burns, and Shirley Crownover, Assistant Clerk to the Council, were also present.

Others present included Carl Levi, Adm. Traughber, George Morgan, Adm. Dinsmore, Donna Kelley, Daisy Madison, Adm. Boney, Larry Zehnder. Judge Williams. Adm. Marcellis, and Mayor Kinsey joining the meeting later.

PROJECT OF THE CITY TREASURER

Chairman Hakeem called on Mr. Levi to present his request. Mr. Levi stated that 3,000 people a year visit the National Cemetery and that this is a tourist-related effort. He stated that Jim Wallace was the overseer who claims "he is your friend and the last to let you down". Mr. Levi stated that \$300,000 in private funds had been allocated, and the cost would be \$1 million, and they had been able to get it down to \$500,000. He stated that the County Commission gave \$200,000, and he needed another \$20,000 to put in pre-cast benches and landscaping. He noted that landscapers had donated their services. He reiterated that he was asking the Council to contribute \$20,000 to complete the project; that it would be embarrassing to him if the City did not participate with him being a City employee. He explained that the Veteran's Administration would maintain it, and they would not be back asking the Council for another dime.

Councilman Swafford asked what the sole purpose of this was. Mr. Levi stated that it was for a fiberglass shelter; that sometimes we had

from 75 to 100 people here for various functions such as reunions and field trips; that people came from all over the United States.

Councilman Taylor asked if the shelter would be open, and the answer was yes. Mr. Levi stated that it would be landscaped and they would put in trees in a V-Shape to illustrate an "open arms welcome". He stated that the dedication would be November 11th, and the Governor would be there for the dedication; that all of the Council were invited; that the Army Band would be there and this would be a nice facility. He stated the program would start at 11:00 A.M.

Chairman Hakeem asked Mr. Levi if he had spoken to Administration about this, and the response was yes. Mr. Levi stated no one had objected to this project--that it was a well-received project.

On motion of Councilman Taylor, seconded by Councilwoman Hurley, this will be recommended to the full Council.

Councilman Pierce asked if we were recommending this to Administration. Chairman Hakeem stated we were recommending it to the Council as a whole; that it would come out of the Contingency Fund and Administration was aware of this. It was agreed that it would appear on next week's agenda. Mr. Levi thanked the Council and asked them to come to the November 11th dedication.

BUILDING NEXT DOOR AND SPACE FOR THE COUNCIL

Chairman Hakeem called on Adm. Traugher to go over this issue. Adm. Traugher presented a handout to those present, which is made a part of the minute material. He stated he had reviewed this as a result of an appropriation for a roof on the jail building. He stated this was associated with the jail building, and the Council had asked him to come up with a Plan and they had begun with the initial scenario for the Council to look at. Option 1 was for an addition to City Hall with renovation of City Hall being \$2,000,000 in 1994 and \$2,315,250 now; to include demolition of the jail and fire alarm building would take an additional \$4,345,824; to demolish City Hall Annex would take \$173,644. Option 2 was for a Four Story addition to the Jail at a cost of \$3,038,766; to remodel the Jail \$1,845,023; renovation of City Hall \$2,315,250; and to demolish the City Hall Annex \$173,644. Option 3 was to remodel the jail at a cost of \$1,845,023; renovation and maintenance cost for City Hall Annex would be \$983,981; and renovation of City Hall at \$2,315,250. He noted that Option 3 was the design we were looking at. He explained that they had updated the 1994 figure with a 5% escalation factor. He explained that we had done a lot of things in the Annex Building in order to keep it, and it probably had another ten years of life. He stated that we did have a problem in the annex with moisture. He stated that the actual to date was \$2,000,000 to renovate City Hall. Adm. Traugher stated that they could re-do the numbers. He then called on George Morgan.

Mr. Morgan stated he would start with the \$2,000,000 figure; that the HVA System in City Hall does not work--that we have 14 different systems and should just have about two; that the wiring in the building is old, and we have brown-outs; that the building is under-powered; that we are replacing the plumbing slowly; that the pipes are wearing out, and the sewerage system is old and starting to collapse. He stated the Fire Alarm System is not functioning; that we finally have sections of the building covered up with wallpaper and paint, but the wall is giving way--that the stairwell is a good example. He

stated we had dropped the ceilings, but they had started coming down; that ceilings needed to be replaced; that everything added together would be in the range of \$2,000,000. Mr. Morgan stated that Johnson Controls, who renovate government buildings, had conducted a Study at no cost to us; that we had a document to study for a HVA System and Fire Alarm System which would cost around \$1.5 million. He stated that a reasonable number remains to be seen until we are more definitive about what we want to do in this building. He stated Mr. Traughber had mentioned what the Court House and Jail might be like, maximizing and utilizing the space on both floors; that they planned to connect it with a walk-way to City Hall and there would be full offices for every Council member and work space for the Council Staff. At this point he showed plans. He stated there was a dire need for more storage space for important documents; that if the Council moved that the City Hall annex offices could then be moved into the space the Council is now occupying; that this would free up space and if everyone moved out of the annex building, it could be used for storage purposes.

Councilwoman Hurley asked what Administration's position was on this and also the impact the One-Stop Shop would have on these plans. She stated she felt the One-Stop Shop should be integrated with these plans.

Adm. Traughber stated they had discussed this with the Mayor; that this was independent of the One-Stop Shop; that he felt like there would be problems in expanding into the Treasurer's Office; that this stood alone independent of the One-Stop Shop; that this would free up space (One-Stop Shop).

Adm. Boney said that it was considered. Councilwoman Hurley stated this should be integrated with the One-Stop Shop; that she did not think it was worth \$3.8 million for just the Council offices and Chamber.

Chairman Hakeem asked if we were saying what space would be available if the One-Stop Shop was a reality.

Councilwoman Hurley stated it would include everyone downstairs; that there was no current proposal for us in costs. She agreed that on certain evenings the Council Chamber is crowded, but she felt like we might just need better chairs and a better lighting system. She asked

where we were on the One-Stop Shop and Adm. Boney went to get the Mayor to address this.

Councilman Pierce stated he wondered where we were on the One-Stop Shop. Councilwoman Hurley stated it was the Mayor's role to present this to the Council. Councilman Pierce stated he thought it was on track and now it seems to be shut down.

Councilman Taylor asked about the One-Stop Shop concept. It was explained that all permitting would be under one roof. Councilwoman Hurley explained that this would be both City and County, including the Planning Commission--all at one location.

Attorney Nelson clarified that it would be all permitting functions.

Chairman Hakeem asked about the One-Stop Shop in relation to the proposed renovation at City Hall and next door.

Mayor Kinsey joined the meeting at this point and stated he thought it was important that this be tied-in and done at the same time; that we needed to think about long-term space, and we should look at this in the near future; that the idea of having a larger Council meeting room was acceptable.

Councilwoman Hurley stated to the Mayor that she personally felt the two should be integrated (One-Stop Shop and City Hall renovation); that it would take a significant amount of money to get City Hall up to Code and to preserve it; that if the major reason of going to the jail was to provide the Council with offices and to have a bigger meeting room, it was not a convincing argument for this amount of money; that she thought we might just need better chairs and better lights; that 75% of the time the room is not filled.

Mayor Kinsey stated there was a question of the long-time future of the annex.

Chairman Hakeem asked, getting back to the One-Stop Shop--would we move people out of the annex over to City Hall.

Mayor Kinsey stated there would not be enough room to empty the annex without adding additional space over and above those that would be moving out to the One-Stop Shop. He stated there was a question if the Annex would continue to operate as office space; that he had thought this property would become a park, and we had just not gotten

around to it.

Councilwoman Hurley stated they had said that the annex would be good for another ten years if we resolve the moisture problem; that three HVC Systems have been replaced.

Chairman Hakeem stated he was hearing that we don't need to take people out of the annex. Adm. Traughber explained that it was not as critical as it was several years ago; that we have done all that we needed to do to keep that building there; that it has a 7-10 year life.

Chairman Hakeem stated he was hearing use this building and have a One-Stop Shop. He asked if there was a need for renovation here. Adm. Traughber stated that we have major problems in City Hall; that if the One-Stop Shop was a reality and people moved out of City Hall, we still would not have room in here for everyone. Chairman Hakeem stated he kept hearing about a need for storage.

Councilwoman Rutherford stated that with the One-Stop Shop, we would have the Water Company building vacant. Adm. Traughber maintained that even if we did the One-Stop Shop, we could not empty the annex. Councilwoman Rutherford questioned even with the Water Co. building.

Mayor Kinsey questioned if it should be emptied with ten more years of life.

Chairman Hakeem again asked about the need for storage. Adm. Traughber explained that we were running out of space and were using the jail; that he had said if we give the City Attorney's office a cell, they take the whole jail. He reiterated that we were running out of storage space.

Chairman Hakeem asked if the proposed renovation was just being done to accomodate Council persons.

Adm. Traughber stated he was asked to come to the Council with space plans as a result of the \$50,000 purchase for a roof over the jail. Mayor Kinsey stated we ought to save that building, and we need a good roof. Councilman Lively noted that the building is being utilized and that would justify the roof.

Councilman Pierce stated that he raised the issue about the roof; that we had been talking about space for seven years and questioned when we decide to make the hard decisions; that he thought there was no better time to talk about this than right after having passed the one-half cents sales tax; that activity seemed to have slowed down at the Trade

Center; that we could take some of this money and put it towards this renovation; that basically it was supposed to go towards the Southside development and VA; that we needed to expand our meeting room because it is to serve the public, and sometimes we don't even have standing room one or more times each month; that we owe it to the people for them to have a place to sit down. He stated he didn't care about Council office space; that compared to other cities we are way behind with our Council meeting room, and we are no closer to doing anything about it than we were seven years ago.

Councilman Taylor stated there was a need for renovation, and we had some figures; that the longer we wait, a substantial amount of money will be dished out; that the One-Stop Shop is a good idea; that the longer we wait, the cost is going up.

Councilman Pierce stated we don't know what cooperation we will get from the County on the One-Stop Shop--that we could be left holding the bag. He questioned taking ten years to make a decision, stating we don't take care of our infrastructure.

Mayor Kinsey invited Councilman Pierce to be present at the next MPO meeting; that he could not comment on the last seven years, but he could comment on the last five months; that he thought the County was a willing partner in the One-Stop Shop, and it was slowed down because of him; that he thought we were close to getting something figured out, and the County would be there. In talking about the use of the sales tax, he stated he thought this needed to be used for economic development; that he thought we could find the necessary money to take care of space needs.

Councilwoman Hurley stated she was not in substantial disagreement with Councilman Pierce; that she thought the One-Stop Shop was a major community priority.

Councilman Pierce asked that he be given some dates to look forward to.

Councilwoman Hurley reiterated that she thought all of these issues should be addressed interdependently.

Chairman Hakeem asked if there was a desire on the part of the Committee to recommend to the Council as a whole to move forward on this or to modify it.

Councilwoman Rutherford stated she thought we needed to find out about the One-Stop Shop, and we don't have all the answers.

Mayor Kinsey stated that Councilman Pierce had asked about dates; that he could get something together within three weeks with a Plan to follow.

Councilman Taylor moved that the committee ask the Mayor to get additional information and report back in three weeks.

Councilman Pierce stated he was not asking for something this fast, he just wanted this to be put as a priority. Mayor Kinsey stated that he did better with deadlines. Councilman Pierce seconded Councilman Taylor's motion.

DISCUSSION REGARDING COURT OFFICERS

Chairman Hakeem noted that Judge Williams was with us tonight and questioned if the committee had time to do this issue justice. Judge Williams stated he could come back and noted that Tuesday was his worst day; that he would prefer to come back on a Monday. Chairman Hakeem questioned when we should deal with the Court Officer issue. Chairman Hakeem also mentioned that Councilman Crockett had asked that the proposed expansion of part of Hixson Pike be discussed at this meeting.

Councilwoman Hurley stated she thought this was about the widening of the highway and this should be in a Public Works committee; that there was also a request for an Impact Study.

Councilman Crockett joined the meeting at this point, explaining that the Hixson issue dealt with the widening of the road and the Impact Study. It was suggested that this be taken up next Monday at a Budget Committee meeting when the issue of the Court Officers would also be discussed. Some felt it would be more appropriate in a Public Works Committee meeting. Chairman Hakeem questioned Councilman Crockett about when he would like to talk about this. Councilman Crockett stated sometime prior to the 30th for the Impact Study.

It was agreed that a Budget Committee meeting will be set for next Monday (September 22nd) at 5:00 P.M. Councilman Crockett stated that he would set an Economic Development Committee meeting on Tuesday at 3:30 P.M. to discuss the Hixson issue.

The meeting adjourned at 6:00 P.M.