

BUDGET, FINANCE, AND PERSONNEL COMMITTEE MEETING
JULY 13, 1999
4:30 P.M.

The meeting of the Budget, Finance and Personnel Committee was called to order by Councilman Hakeem, Chairman, with Councilpersons Hurley, Franklin, Rutherford, Pierce, and Taylor present. Councilmen Lively and Eaves joined the meeting later. City Attorneys Randall Nelson and Mike McMahan; Management Analyst Randy Burns; and Shirley Crowover, Assistant Clerk to the Council, were also present.

Others present included Adm. Marcellis, Daisy Madison, Adm. Traughber, Mayor Kinsey, and Rob Taylor.

CONFERENCE CENTER PARKING GARAGE

Chairman Hakeem called on Mayor Kinsey to go over the first item.

Mayor Kinsey stated that this was the last piece of the Southside puzzle; that they needed to go ahead and send this in to the Commissioner of Finance; that it would be financed through the use of sales tax; that it is 80% of what the State would normally get. He stated that he would hit the highlights and turn this over to Rob Taylor.

He explained that this would be a 1000 parking space garage and would include parking for the Conference Center, Electric Power Board, and some of the TVA people. He stated also, if everyone would recall, this would include part of what we did when CIGNA relocated to TVA; that this garage would also have ample parking for CIGNA folks. He stated a complicated puzzle was falling into place.

Mayor Kinsey stated that a Parking Consultant had reviewed the design of the Garage, and it would either be put out for bid for management or would be managed by CARTA; that we could do this because it is a redevelopment area, and we will actually own this; that there is still a question of who will manage it but parking is permissible in a redevelopment area.

For a point of comparison, Councilwoman Rutherford asked how many parking spaces there were at CARTA and the Choo Choo. Mayor Kinsey responded 600 and the Trade Center is slightly larger than this one. Mayor Kinsey turned the presentation over to Rob Taylor.

Mr. Taylor stated that Mayor Kinsey had mentioned the garage as being envisioned as a component of the development of this tract. He showed the site plan. He stated that 350 parking spaces would be provided for conference attendees; 650 for TVA employees and vehicles that have been displaced and we are committed to take back. He stated that CIGNA also needed a new home, and he also mentioned the Electric Power Board's decision to pursue a new office building. He stated that these were some of the many uses we are responding to; that the Conference Center basically positions the garage. He stated that at this point he would introduce the key players that have been selected pending the Council's approval. He introduced Reggie Ruff of MX Design and Terry Barker of River Street Architecture, who are the two architects. He turned the meeting over to Mr. Reggie Ruff.

Mr. Ruff stated that he had been working with the Hines Group in a charette and Stroud had been involved in this process. He stated he would let Terry Barker walk the committee through this.

Mr. Barker stated that the plan of the Conference Center dictated the location of the garage; that 14 ft. of bad soil was found on the site, and they did studies immediately. He stated that the elevation as it exists is one level lower. He explained that there would be eight (8) lanes out of the building and traffic would not back up; that all people using the Conference Center will be valet-dropped. He showed where the handicap parking would be and explained that the ground floor is for transient parking such as EPB and above that TVA will take the top level. He stated that these people would come and go off of Chestnut Street; that they would be using an electronic scanning system. He stated that this whole garage would only have to have one person in a booth to run it; that a computer would count the in and out traffic and little money would be handled due to repeat users.

Mr. Barker stated that the design bid is documented for August 10th as two structural systems; that they would repeat the focus in cast concrete. He explained that they wanted the garage to have a stately, reserved feeling with some color (deeper gray and deep green). He stated it would be a very subtle building.

Councilwoman Hurley asked if the people in and out for EPB would come through the booth where this person would be sitting. Mr. Barker responded "yes". He stated they were going to be giving two sets of documents for the best pricing. He also mentioned that this garage is designed to be converted to occupancy rooms in the future if the parking should be moved. He stated the building would have a very nice second life.

Councilman Franklin added that it would have a multiplicity of different uses or a "plethora".

Councilman Taylor asked if there would be any undercover access to the garage. Mr. Barker responded that all access would be outside—that there is no covered connection. Councilman Taylor questioned this, and Mayor Kinsey stated that we might have Benchmark double check this.

Mr. Barker reiterated that the bids would go out as a total package.

Mr. Taylor added that the garage itself was being put out to bid with the Conference Center—that both would be put out to bid at the same time, which would maximize the opportunity.

Mr. Barker explained that the amount of square foot per car is the way you measure a garage. He stated this garage was almost as efficient as it could be made and was designed with 70 degrees angles. He stated there would be room to open car doors.

Mr. Taylor added that the position of the garage is ideal; that the efficiency translates into a more gracious effect.

Councilman Pierce asked what effect this garage would have on the South Garage and the Choo Choo Garage. Mr. Taylor responded that there should be no negative impact because TVA is occupying the site now and Blue Cross-Blue Shield is the dominant user of the South Garage. He stated he did not see this as competitive.

Councilwoman Hurley added that it is not a garage for commercial use or just anyone. Mr. Taylor agreed that the Garage had a dedicated use.

Councilwoman Rutherford mentioned that it had been mentioned that there was space for a building at the top, and she wanted to know what building would go there. Mayor Kinsey responded that he was working on that, and he was optimistic.

Councilman Taylor asked about safety for women in the garage, asking if it would be secure and safe late at night. Councilwoman Hurley pointed out that people attack men, too!

Mr. Taylor stated they were mindful of this issue and had been provided with a set of standards that are aggressive and strict, and they had passed this test very well. He stated that they were dealing with the light issue. Mr. Barker added that it would be two and one-half times brighter than the average garage; that it would be a high intensity discharge system; that someone had asked them to study florescent lighting, noting that he had had little success with this. He explained that the lighting would push towards the ceiling with more light to the middle.

Mayor Kinsey stated that there would be a Resolution on the agenda for this next week.

Chairman Hakeem verified that the garage would go out at the same time.

Councilman Pierce asked if it would help for this to go on the agenda tonight if they needed to move as quickly as possible.

On motion of Councilman Taylor, seconded by Councilwoman Hurley, it was agreed that this will be on tonight's agenda.

LOOKOUT STADIUM STREETScape AND STREET NAME CHANGE

Mayor Kinsey stated that he would like to bring up another issue; that there was no preliminary Resolution., and he wanted to get a sense of what the Council wanted to do on this. He stated that he and Chairman Lively had been asked by the Design Studio and RiverValley about the streetscape for the opening of the Lookout Stadium; that our Public Works' folk would design this.

Chairman Lively mentioned that Pine Street is a small street that dead ends, and they are requesting that this be renamed "Power Alley". He explained that this would not affect any businesses.

Mayor Kinsey stated that the total cost for the streetscape would be \$325,000 and that the landscaping would be low maintenance. He stated that he thought there would be 7,000 people there a lot of the time. He stated that we needed to do our public part on this.,

Councilwoman Rutherford verified that the money for this would be coming out of the sales tax.

On motion of Councilwoman Rutherford, seconded by Councilman Franklin, the City is authorized to design the streetscape and also to rename Pine Street to "Power Alley".

EMPLOYEE DRUG TESTING POLICY

Adm. Traughber was present to go over the Employee Drug Testing Policy. This will be rescheduled as the other two items took over the majority of this meeting.

The meeting adjourned at 5:30 P.M.

