ROANE COUNTY BOARD OF EDUCATION

SPECIAL CALLED MEETING

Minutes
August 4, 2025

Meeting Convened:	5:30 p.m.
Board Members present:	Larry Brackett, Nadine Jackson, Sam Cox, Jody Mioduski, Robert Herrell, Jessica Hunsaker, Jeremiah Cantrell, Madam Chair Kristy Oran (by phone) and Vice Chairman Danny Wright.
Others present:	Russell K. Jenkins, Director of Schools; Tony Clower, Assistant Director of Schools; Supervisors/Coordinators/Other Staff: Lance Duff, Amanda Evans, Derek Henderson, Brian McKinney, Marti Sparks, Angela Spurgeon, Daryl Cook, Aaron Jones, Scotty Herrell, Chasity Lowery, Shannon Cawood and Wade Creswell.

1. 2. & 3. – Call to Order, Pledge to the Flag & Roll Call

Vice Chairman Danny Wright called the meeting to order, followed by the Pledge to the Flag and asked Tiffanie Gresham to call the roll.

4. Review/Discussion of Request for Qualifications (RFQ): Capital Improvement Planning Services

Vice Chairman Danny Wright opened the floor for discussion regarding the RFQ and asked Mr. Jenkins to start the discussion. Mr. Jenkins stated the Board charged him with preparing a RFQ for Capital Planning. He stated a RFQ was developed and with the help of Lynn Farnham's office and Mayor Wade Creswell, he thanked them for their help. He stated eight (8) companies responded to the RFQ. He stated Lynn Farnham, Wade Creswell and he each reviewed and ranked the responses with a point system. He stated it is the will of the Board to decide how to go forward and he will do what they would like for him to do.

MOTION was made by Ms. Jackson with **second** by Mr. Cantrell to **allow Mr. Jenkins to review and share the information on the top four (4) companies, out of the eight (8) that applied for the RFQ.**

There was some discussion among the Board and Mr. Jenkins regarding the ratings of the companies and if there were companies that got disqualified. Mr. Jenkins stated some of the companies were disqualified. Mr. Brackett asked if the dollar amounts for the companies was listed. Mr. Jenkins stated yes and he had those amounts. Mr. Jenkins and Mr. Creswell discussed how the rankings were compiled, independently compiled.

Motion **PASSED** unanimously upon **voice vote**.

Mr. Wright asked Mr. Jenkins to proceed. Mr. Jenkins stated ECO-ALPHA received two 1st place votes and their dollar amount is $356,555. Mr. Jenkins stated MGT received the most 2nd place votes, his 1st place vote, their dollar amount is $230,955. Mr. Jenkins stated Turner & Townsend received the 3rd place vote and their dollar amount is $551,400. Mr. Jenkins stated Woolpert received the 4th place vote and their dollar amount is $528,748. There was discussion among the Board about the cost and differences in costs of each company. Mr. Herrell asked if they are "jumping the gun" looking at this without having any land. Mr. Wright stated at this point we are just looking at this as an analysis of what

we have now and what we are going to need, not necessarily looking at where to put it. Mr. Jenkins stated we were charged by Mayor Creswell to do a long-range study, 10-year plan, of all facilities. He stated the county has done similar projects. Mr. Jenkins said this is a broad look at things for planning in the future. There was some discussion about how the interview process/selection would be done. There was discussion about the RFQ's, if what they provided would be beneficial to developing a plan and would it be reasonable.

MOTION was made by Ms. Jackson **to interview the top two companies that have been presented, ECO-ALPHA and MGT**, with **second** by Mr. Brackett.

Ms. Hunsaker asked if there is anything in the other two companies that makes a difference from the top two, due to their fee being over $500,000. She stated if the top two are interviewed and were not choose, then the Board would have to come back to vote to interview the other companies. There was discussion among the Board about interviewing the four companies, instead of just the two.

MOTION to **AMEND** was made by Ms. Hunsaker **to interview the top four companies that were selected,** with a **second** by Mr. Cantrell.

AMENDMENT PASSED upon **roll call** vote, **6 YES** votes, **3 NO** votes **(Ms. Jackson, Mr. Cox and Mr. Wright)**

Original **Motion PASSED** unanimously upon **voice vote.**

5. Review/Discussion of Capital Planning and Land Acquisition

MOTION was made by Mr. Cox with **second** by Mr. Herrell to **allow Mr. Jenkins to discuss the item of land acquisition.**

Motion **PASSED** unanimously upon **voice vote.**

Mr. Jenkins stated a Board member requested to add this item to the agenda. Mr. Jenkins stated it is his understanding that some people would like to address short term challenges we are seeing. He stated some members of the Board thought now would be a good time to discuss the possibility of going ahead and purchasing some land to have an asset while going through this process. Mr. Cox stated at one time the Board looked at the property across from RSCC and a property across from Roane County Park. He stated at that time they looked at having a clause with the owner of the property across from Roane County Park to have an option to buy. He asked if that is the property that we are looking at now. There was some discussion about that property and the costs. Mr. Jenkins stated that was the last property that the Board had discussed openly. He stated they have sub-divided some of the property. He stated the property is currently listed for $2.5 Million, formerly known as the Baker Hamilton property, 141 acres. He stated now it is in multiple tracts, but they have package it as an entire property. There was discussion among the Board about the amount of land needed for a new school and the property across from RSCC. Ms. Jackson asked if we had the money in the Capital Projects Fund to purchase land. Mr. Jenkins stated the fund had a balance of $7.5 Million. Mr. Creswell stated the General Assembly has created the ability for County Government/City Government to create infrastructure development districts. Mr. Creswell explained the benefits and how it would work.

MOTION was made by Ms. Oran with **second** by Mr. Mioduski to **allow Mr. Jenkins look for potential land opportunities from the East and West and bring that information back to the Board.**

Motion **PASSED** unanimously upon **roll call vote.**

There was some discussion among the Board about the needs of the system currently.

ADJOURNMENT

There being no further discussion, **MOTION** was made by Mr. Brackett with **second** by Mr. Cantrell **to adjourn.**

Motion **PASSED** unanimously upon voice vote. The meeting adjourned at 6:48 p.m.

Respectfully submitted,

Kristy Oran, Madam Chair

Tiffanie Gresham, Board Secretary

Russell K. Jenkins, Director of Schools