



Lawrence County
**FACILITIES | PROPERTY
COMMITTEE MEETING**

Date: October 16, 2025 | **Time:** 5:00-5:30 p.m.

PRESENT: County Executive David Morgan. **Commissioners:** Scott Franks, Tammy Wisdom, Sandy Newton, Delano Benefield, Chris Sutherland, Barry Mashburn, Sandy Newton, Travis Cauwels, Randy Brewer, Shane Eaton, and Phillip Heatherly. **Director of Accounts & Budgets** Brandi Williams, **Jail Administrator** Susan Taylor, **TRANE Representative** Randy Maudlin, **Attorney** Ryan Durham, and Anthony Washburn.

ROLL CALL: Chairman Scott Franks, Vice-Chair Randy Brewer, Sandy Newton, and Travis Cauwels.

ABSENT: Tim Clifton.

PRAYER: David Morgan.

Commissioner Franks called the meeting to order.

- Granting **County Executive David Morgan** permission to negotiate on the county's behalf concerning sale of STHEC to Columbia State. The state put in \$6.1 million; county, \$3.99 million; and city, \$4 million.
- Offer is \$9 million; **Executive Morgan** hopes to see us split that with the city. LUS also put funds into expanding their service there.
- The building was established to offer area students a place to earn a four-year degree but UT Southern in Pulaski provides that opportunity. Also, the fastest way for Lawrence County to get a TCAT facility is for Columbia State to own it.

Recommend Giving County Executive David Morgan Permission to Negotiate the Sale of STHEC on the County's Behalf to the Board of Commissioners.

Motion: Brewer. **Second:** Cauwels

Vote: Motion passed unanimously, 4/0.

Randy Mauldin with **TRANE Solutions** presented.
(Presentation is available in the meeting folder).

- TRANE has done a study of our county facilities to see what kind of savings they can offer. Savings in gas, electric, water, and TVA grants they will pursue on our behalf. TVA offers grants to help cut down demand on the power grid.
- U.S. government and State-endorsed. This is considered professional services so it doesn't have to be bid.
- TRANE guarantees its predicted savings, and will issue a check to Lawrence County if savings fall below it. Equipment and refrigerants are guaranteed for 5 years. There is no middle man markup on equipment.
- First step – Feasibility study; second – no obligation permission to proceed; third – review of buildings. Next, third-party engineering firm comes in to confirm Trane's findings. Only payment in this process is to third-party engineering firm.
- **Commissioner Franks:** school system is seeing savings through a similar program.

Recommend Taking the First Step in this Process with TRANE Solutions.

Motion: Brewer. **Second:** Cauwels

Vote: Motion passed unanimously, 4/0.

- Does not require expenditure, so will not have to be approved by the full Commission
- **Commissioner Franks** reports that Election Commission has moved.
- **Executive Morgan** reports that repair to outside of Solid Waste building were completed, then damaged by an employee, so has been repaired again. Evers is completing a new concrete push wall.

Adjournment.

Motion: Cauwels; **Second:** Brewer

Vote: Motion passed unanimously, 4/0.

Minutes Submitted By: Nancy Brewer

Formatted By: Christian Tyree